

HOME IN-TOWN

ACTIVE ADULT | COUNTRY HOME | HUNTING

Basement with storage

**25 Birch St, East
Millinocket**

Recreation Trails Nearby



\$139,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

11

PROPERTY DISCLOSURE

19

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Welcome to this spacious 4-bedroom family home situated on a desirable corner lot in the heart of East Millinocket, Maine.

Designed with both comfort and functionality in mind. Offering plenty of room for everyday living, the home features an eat-in-kitchen with space for a breakfast table, as well as a separate formal dining room—perfect for family meals and entertaining. Convenience is key with a first-floor laundry room that includes a half bath. Mitsubishi heat pumps on both the first and second floors provide efficient year-round comfort.



Outside, you'll find a detached two-car garage with automatic door openers and ample storage space for vehicles, tools, and outdoor gear. Located close to local schools, shopping, restaurants, and other amenities, this home also offers easy access to I-95 for commuting or travel. Outdoor enthusiasts will appreciate being just minutes from the area's renowned recreational opportunities, including hiking, fishing, snowmobiling, ATV trails, hunting, and the natural beauty of Maine's North Woods.

Whether you're looking for a place to raise a family or simply enjoy all that the Katahdin region has to offer, this well-located home is ready to welcome you. If you are in the market this property is one you won't want to miss.



**Lifestyle
Properties
of Maine**





25 BIRCH ST, EAST MILLINOCKET

PRICE

\$139,900

TAXES

\$2,067/2025

0.18± ACRES

BUILT IN 1907

1,125± SQFT

ROAD FRONTAGE 190FT

HOW FAR TO...



Shopping | Millinocket, 0.5± miles



Hospital | Millinocket, 0.9± miles



Airport | Bangor, 64± miles



Interstate | Exit 244, 2.5± miles



City | Bangor, 63± Miles



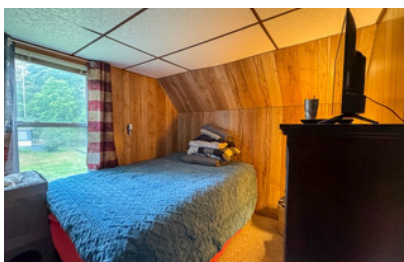
Boston | 310± miles 5 Hours



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Lena Fiske

ASSOCIATE BROKER | REALTOR®



207.447.1087 cell



207.794.6164 office



lena@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Lena's
bio and other
listings



Testimonial:

'We recently purchased a home through this agency. Lena Fiske was the agent that showed the home. We were impressed right from the start. She was so knowledgeable about the home and the area. She answered all of our questions and even went the extra mile for us a number of times. She took time out of her day to meet with a contractor for us since we were living quite a distance away, and also assisted us with some issues we had with our lender. I truly cannot say enough good about her and our experience. If you are looking for a home, land or a camp in this area, she's your gal.'

Karen Ellis



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

East Millinocket Police Department
207-746-3555 or 911

Fire

East Millinocket Fire Department
911

Town Office

53 Main Street, East Millinocket, ME. 04430
207-746-3376
Mon, Tue, Thu, Fri. 8am to 4pm.

Tax Assessor

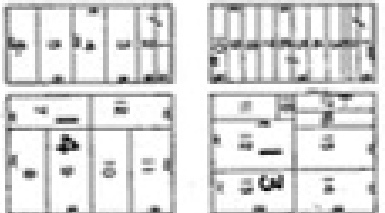
Garnett Robinson
207-746-3376

Code Enforcement

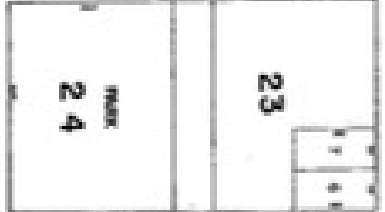
Andrew Scelso
ceo@eastmillinocket.org
207-746-3551

CEDAR STREET

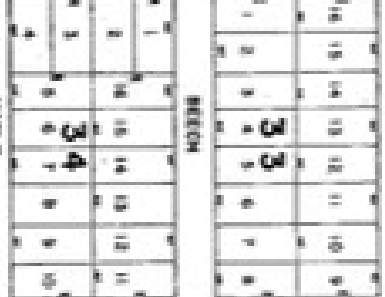
STREET



STREET



STREET



MAPLE

STREET

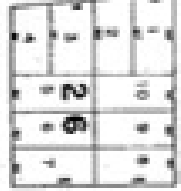


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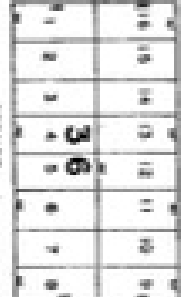


STREET

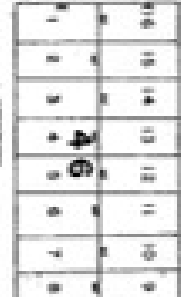
PARK



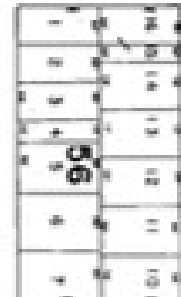
CHURCH



COUNTY



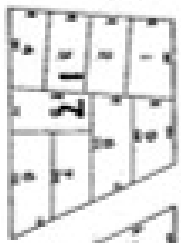
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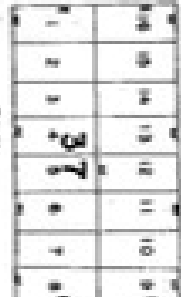
NORTH



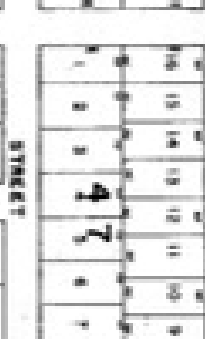
SCHOOL STREET



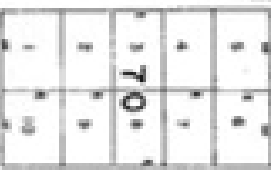
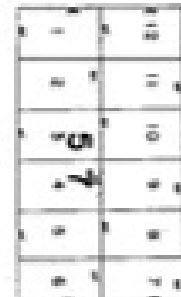
NE



ELM



STREET



ORCHARD STREET



PROPERTY MAP OF TOWN OF SALT HILLS, MISSOURI

RECORDED IN PLAT BOOK NO. 10, PAGE 100

PREPARED BY J. H. HARRIS, Surveyor

1904

ADDED BY J. H. HARRIS, Surveyor, 1907



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: 25 Birch Street, East Millinocket, ME 04430**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: _____~~
~~Installed by: _____~~
~~Date of Installation: _____~~

USE: Number of persons currently using system: 0
 Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Water supply is the town of East Millinocket.

Source of Section I information: Public and Owner

Buyer Initials _____ Page 1 of 8 Seller Initials PL _____

PROPERTY LOCATED AT: 25 Birch Street, East Millinocket, ME 04430**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: _____ OR ☐ Unknown~~~~Date installed: _____ 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~~~~If 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 ☐ UnknownComments: The waste water is the Town of East MillinocketSource of Section II information: Public and Owner

Buyer Initials _____

Page 2 of 8

Seller Initials PL

PROPERTY LOCATED AT: 25 Birch Street, East Millinocket, ME 04430

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	FHA	Propane Wall heater	Heat Pumps 2	
Age of system(s) or source(s)	1989	Unknown	Fall of 2024	
TYPE(S) of Fuel	#2 Heating Oil	Propane	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	250 +/- Gallons	Not used since purchased home	Unknown	
Name of company that services system(s) or source(s)	Bragdon Energy	Not Serviced	Daves World	
Date of most recent service call		N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	
Other pertinent information	None	None	The brand is Mitsubishi	

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: First heat pump is in the dining room and the second one in a bedroom on the second floor.

Source of Section III information: Owner and visual inspection

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): N/A Size of tank(s): N/A

Location: N/A

Buyer Initials _____

Page 3 of 8

Seller Initials PL

PROPERTY LOCATED AT: 25 Birch Street, East Millinocket, ME 04430What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: There are no known storage tanks.Source of information: Public information and owner and past disclosure**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 ☐ UnknownComments: NoneSource of information: Owner and Past disclosure**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: NoneSource of information: Owner and Past disclosure**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: NoneSource of information: Owner and Past disclosure**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NoneSource of information: Owner and Past disclosure

Buyer Initials _____

Page 4 of 8

Seller Initials PL _____

PROPERTY LOCATED AT: 25 Birch Street, East Millinocket, ME 04430**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: Cracking, Peeling and flaking paint on deck/porch and exterior doors and window trimSource of information: 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: Owner and Past disclosure**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: Great Northern Restrictive covenantsSource 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 ☐ Unknown

If No, who is responsible for maintenance?

Road Association Name (if known): NoneSource of information: Owner and public information.

Buyer Initials _____

Page 5 of 8

Seller Initials PL _____

PROPERTY LOCATED AT: 25 Birch Street, East Millinocket, ME 04430**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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: **FEMA.Gov flood maps**Buyer Initials _____ Page 6 of 8 Seller Initials PL _____

PROPERTY LOCATED AT: 25 Birch Street, East Millinocket, ME 04430**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 Exemption and VeteransIs 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: Propane Tank

Year Principal Structure Built: 1907 What year did Seller acquire property? 2024Roof: Year Shingles/Other Installed: Metal Roof in the early 2000'sWater, moisture or leakage: NoneComments: Age of roof is from a previous disclosure. The seller isn't for sure on the age.

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: NoneMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NoneHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

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

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

Comments: None

Buyer Initials _____

Page 7 of 8

Seller Initials PL

PROPERTY LOCATED AT: 25 Birch Street, East Millinocket, ME 04430KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: There are no known material defects by the owner.Comments: NoneSource of Section VII information: Owner and public information.**SECTION VIII - ADDITIONAL INFORMATION**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.

<u>Patti Lewis</u>	<u>07/30/2026</u>		
SELLER	DATE	SELLER	DATE
Patti A. Lewis			

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
-------	------	-------	------



DLN: 1002440283614

WARRANTY DEED

Garold E. Lyons of North Tonawanda, Niagara County, New York, for consideration paid, grant(s) to Gary G. Lewis and Patti-Ann Lewis of Waterville, Kennebec County, Maine (whose mailing address is 164 Silver Street, Waterville, ME 04901) as joint tenants with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Elaine E. Lyons to Garold E. Lyons and Elaine E. Lyons, as joint tenants, dated December 14, 2011 and recorded in the Penobscot County Registry of Deeds in Book 12683, Page 58. Elaine E. Lyons died March 5, 2024 leaving Garold E. Lyons as the surviving joint tenant.

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

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 9th day of August, 2024.

WITNESS:

Garold E. Lyons

STATE OF MAINE Penobscot, ss August 9th, 2024

Then personally appeared the above-named Garold E. Lyons and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Cynthia L. Turner
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2024-3439

Cynthia L. Turner
Notary Public, State of Maine
My Commission Expires June 10, 2029

File No: 2024-3439

“Exhibit A”

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

Being Lot Nine (9) in Block Thirty-three (33) as laid on a Plan of Land of Great Northern Paper Company at East Millinocket, in the County of Penobscot and State of Maine, and recorded in the Penobscot County Registry of Deeds in Plan Book Eight (8), Page Thirty-one (31) dated April 26, 1907.

This conveyance is made subject to any and all conditions, restrictions, covenants and reservations as contained in the deed of Great Northern Paper Company to Ivan L. Clark dated October 18, 1945 and recorded in the Penobscot County Registry of Deeds in Volume 1274, Page 409.