COASTAL HOME

Paved Driveway	**520 Newbury Neck Rd, Surry**	Minutes from Ocean Beach



$399,900

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Scan to view the full property details and video!



Welcome to 520 Newbury Neck Road in Surry, Maine, where coastal living meets privacy, comfort, and quality craftsmanship. Nestled on 2.78 private acres just steps from the shores of Patten Bay, this well-maintained home, built in 1997, offers over 2,100 square feet of living space with 3 bedrooms, 2½ bathrooms, a home office, attached two-car garage, and the flexibility to have a first floor bedroom.

Inside, you'll find a spacious and functional floor plan featuring hot water baseboard heat, complemented by a cozy pellet stove in the living room for added warmth and ambiance during Maine winters.



The first floor offers exceptional convenience with a dedicated laundry room, a beautifully updated bathroom featuring a tiled walk-in shower, and a versatile home office complete with closet space that could easily serve as a first-floor bedroom if desired. The welcoming mudroom includes a convenient half bath and provides direct access to the attached two-car garage.



Upstairs are three comfortable bedrooms and a full bathroom, offering plenty of room for family and guests.

Step outside onto the back deck and enjoy the sights and sounds of coastal Maine. Located only about 600 feet from Patten Bay, you'll breathe in the fresh ocean air year-round and enjoy seasonal glimpses of sparkling water through the trees. The gently sloping land toward the shoreline enhances the property's natural setting while providing privacy and a peaceful atmosphere.



Just 2.3 miles away, Newbury Neck Beach offers a beautiful destination for swimming, kayaking, paddleboarding, beachcombing, and relaxing to the sound of the ocean.

Located in the charming coastal town of Surry, one of Maine's oldest communities, this home provides the perfect balance of tranquility and convenience. Enjoy nearby favorites including Surry Gardens, The Surry General Store, The Surry Store, Pugnuts ice cream shop, Josie's Country Store & Café, and The Surry Barn, all contributing to the warm, close-knit character that makes Surry such a desirable place to live.

United Country Real Estate | Lifestyle Properties of Maine









You're also just minutes from shopping, dining, and healthcare, with Northern Light Maine Coast Hospital and downtown Ellsworth approximately 18 minutes away. Blue Hill is about 25 minutes, Bar Harbor approximately 45 minutes, Bangor about 50 minutes, and Boston less than five hours by car.

Whether you're searching for a year-round residence, a peaceful coastal retreat, or a home that offers space, flexibility, and access to everything Downeast Maine has to offer, this home is a rare opportunity to enjoy the Maine lifestyle without the waterfront price tag.

Like what you see?
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to our monthly
newsletter



520 NEWBURY NECK RD, SURRY

PRICE	**$399,900**
TAXES	$3,254/2026
2.8± ACRES	**BUILT IN 1997**
2,128± SQFT	**ROAD FRONTAGE 245FT**



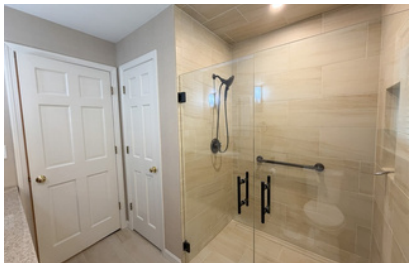
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM

HOW FAR TO...

- Shopping | Ellsworth, 10.5± miles
- Hospital | Ellsworth, 10± miles
- Airport | Bangor, 40.5± miles
- Interstate | Exit 180, 37.5± miles
- City | Ellsworth, 10.5± Miles
- Boston | 250± miles 4.5 Hours



Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®

207.794.4338 cell

207.794.6164 office

peter@lifestylepropertiesme.com

154 Maine Ave, Suite 7, Bangor, ME 04401

Scan to view Peter's bio and other listings

Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

Stephen Grant

@uclifestylepropertiesme

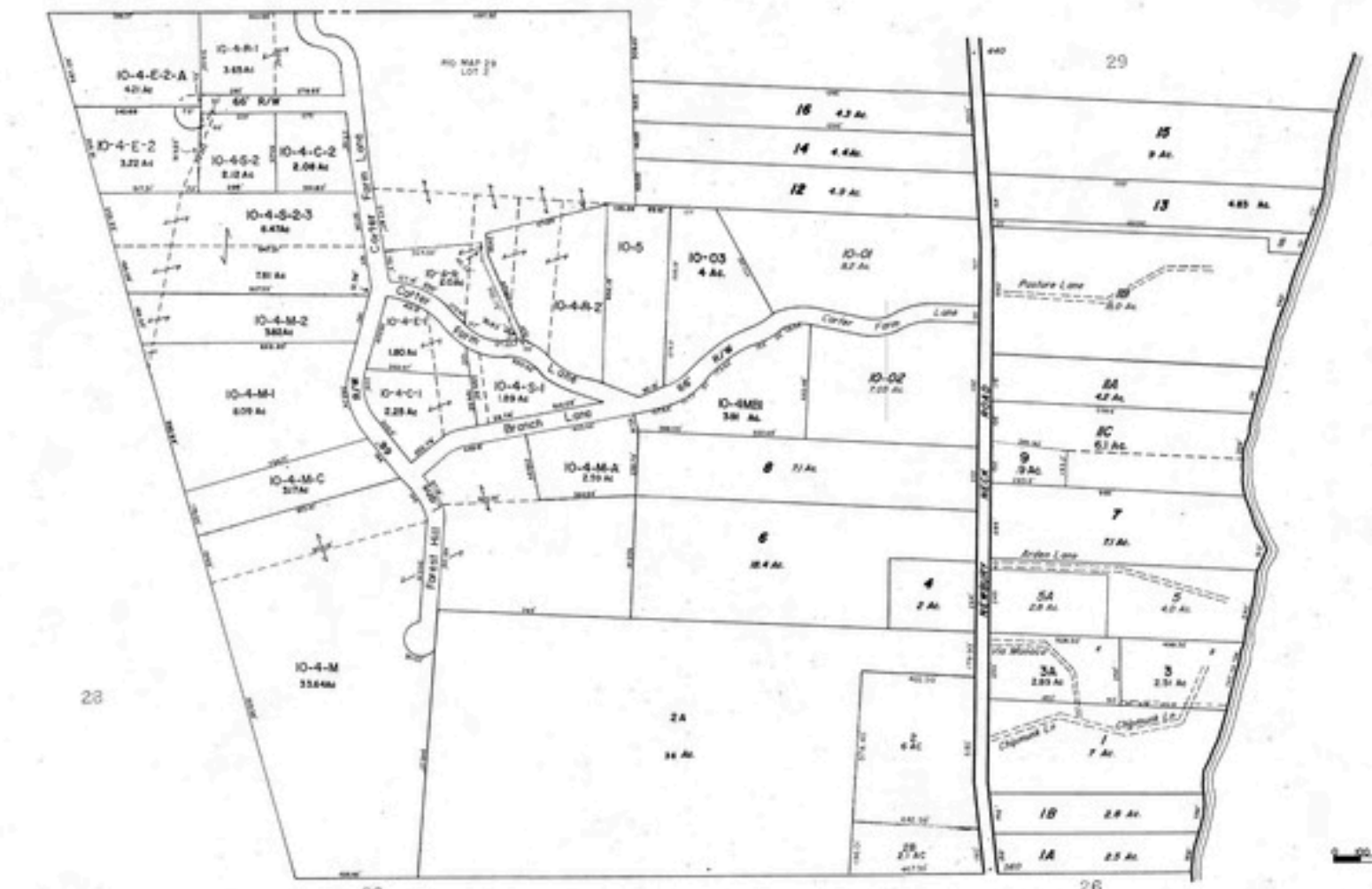
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@lifestyleproperties

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MUNICIPAL CONTACTS

Police	Hancock County Sheriff 207-667-7575
Fire	Surry Fire Department 207-481-1037
Town Office	741 N Bend Road 207-667-5192 Tues-Fri 7:30am-Noon and 1pm-4pm
Tax Assessor	Pat Kane, Mary Allen, Chris Stark 207-667-5912
Code Enforcement	Bill Booth 207-667-5912 ceo@townofsurrymaine.com


30
29
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23
26
29
26
IO-4-E-2-A
IO-4-E-2
IO-4-S-2
IO-4-C-2
IO-4-S-2-3
IO-4-M-2
IO-4-M-1
IO-4-M-C
IO-4-M
IO-4-E-1
IO-4-C-1
IO-4-S-1
IO-4-M-A
IO-4-A-2
IO-5
IO-03
4 Ac.
IO-01
IO-02
IO-4MS
Carter Farm Lane
Branch Lane
Forest Hill
Pasture Lane
Arden Lane
Chipmunk Ln.
UNION RIVER BAY
16
14
12
15
13
8
6
4
2A
3A
3
1
1B
1A
5A
5
9
7
RC
8A
2 Ac.
0 100 200 400 600 800 FEET
LEGEND
PARCEL NUMBERS
ADJACENT MAPS
FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCING
ASSESSORS MAP
TOWN OF SURRY 27
Hancock County, Maine
SCALE 1" = 200'
APRIL, 1978

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 • 99.8K subscribers • 1.1K videos

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

lifestylepropertiesofmaine.com and 4 more links

SUBSCRIBE

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*

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PROPERTY LOCATED AT: **520 Newbury Neck Road, Surry, ME 04684**

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: ..... Arsenic		☒ 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: **2007** 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? **Point of use system installed**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Edge of driveway front side of the house**
Installed by: **Hanscom Well Drilling**
Date of Installation: **1997**

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

Comments: **Arsenic was slightly elevated.**

Source of Section I information: **Seller, previous property disclosure**

United Country Lifestyle Properties of Maine, 113 W. Broadway Lincoln ME 04457 Phone: 207.794.6164 Fax: 207.794.6666 Bradley Perkins
Peter McPhail
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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: **Backyard** OR ☐ Unknown

Date installed: **1997** Date last pumped: **2026** Name of pumping company: **Penobscot Septice**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: **Septic inspection showed a crack in the outlet pipe. Contractor repaired October 2026.**

Date of last servicing of tank: **none** Name of company servicing tank: **n/a**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Backyard**

Date of installation of leach field: **1997** Installed by: **Stanley Saunders**

Date of last servicing of leach field: **none** Company servicing leach field: **n/a**

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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: **none**

Source of Section II information: **Seller**

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PROPERTY LOCATED AT: **520 Newbury Neck Road, Surry, ME 04684**

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	**HWBB**	**Pellet Stove**		
Age of system(s) or source(s)	**1999+/-**	**2012 +/-**		
TYPE(S) of Fuel	**oil**	**wood pellets**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**#2 oil 1028 gals 2025-26**	**almost one ton**		
Name of company that services system(s) or source(s)	**Dead River**	**Evergreen**		
Date of most recent service call	**annual cleaning**	**Fall 2025**		
Malfunctions per system(s) or source(s) within past 2 years	**See Dead River** nozzel replace twice system reboot once.	**None**		
Other pertinent information				

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [X] No [ ] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown
Chimney(s): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown
Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown
Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown
Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown
If Yes, date: **2021**
Date chimney(s) last cleaned: **new liner 2021**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? .....n/a ..... [ ] Yes [ ] No [ ] Unknown
If Yes, date: **n/a**

Comments: **Clean Sweep Chimney Service installed new liner & flashing 2021**
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 [X] 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: _____

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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: **None**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **September 2026** By: **Previous buyer**

Results: **25 pci/l**

If applicable, what remedial steps were taken? **Radon System Installed**

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

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: **n/a**

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**

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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 [X] 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 [X] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [X] Yes [ ] No

Comments: **some exterior trim & deck**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] No	[ ] Unknown

Other: _____

Source of information: **Seller**

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **10 foot easement for electric line. Line to house is under ground.**

Source of information: **Seller**

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

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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: **Seller**

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PROPERTY LOCATED AT: **520 Newbury Neck Road, Surry, ME 04684**

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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Homestead Exemption**

Is a Forest Management and Harvest Plan available?.....n/a [ ] 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 [X] 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: **(2) propane tanks Dead River**

Year Principal Structure Built: **1997** What year did Seller acquire property? **2007 +/-**

Roof: Year Shingles/Other Installed: **New shingles in 2022**

Water, moisture or leakage: **None**

Comments: **none**

Foundation/Basement:

Is there a Sump Pump? ..... [ ] Yes [X] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [ ] Yes [X] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [X] No [ ] Unknown

Comments: **water filter/softner tank leaked and was removed, evidence of stain still on floor.**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

If Yes, are test results available? ..... [ ] Yes [ ] No

Comments: **none**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: _____

Has all or a portion of the property been surveyed? ..... [ ] Yes [ ] No [X] Unknown

If Yes, is the survey available? ..... [ ] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular .....Oxford . [X] Yes [ ] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: _____

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PROPERTY LOCATED AT: **520 Newbury Neck Road, Surry, ME 04684**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **none known**

Comments: **none**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes [X] 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.

Bradley Perkins 11/06/2026
SELLER DATE

Bradley Perkins

SELLER DATE

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

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WARRANTY DEED

We, ALSTON A. BEAL and PATRICIA A. BEAL, husband and wife, of 520 Newbury Neck Road, Surry, Hancock County, Maine 04684, for consideration paid, GRANT to BRADLEY S. PERKINS and HUGH E. SMITH, of 185 Stackpole Road, Durham, Maine 04222, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, together with the buildings thereon, if any, situated in Surry, Hancock County, Maine, and being bounded and described as follows, to wit:

A certain lot or parcel of land, together with buildings thereon, situated in Surry, Hancock County, Maine, bounded and described as follows:

Commencing at a ¾" rebar with cap set, situated in the southerly line of real estate described in deed from Alston A. Beal and Patricia A. Beal to Laura A. Huntsman and Stephen E. Lemenager, dated February 28, 1997, recorded in Book 2636, Page 557; said ¾" rebar with cap set bearing South 7° 24' 25" West, 40.01 feet from a 1" iron bolt found situated in the northerly line of said premises described in said deed from Alston A. Beal and Patricia A. Beal to Laura A. Huntsman and Stephen E. Lemenager dated February 28, 1997, recorded in Book 2636, Page 557 of said Registry of Deeds, and also bearing North 7° 24' 25" East, 244.86 feet from a 1" pipe found in the southerly line of the herein conveyed premises;

Thence running South 81° 9' 35" East, 497.97 feet to a ¾" rebar with cap set; thence running South 6° 38' 32" West, 242.06 feet to a ¾" rebar with cap set; thence running North 81° 30' 35" West, 473.88 feet to a 1" pipe found; thence running North 81° 30' 35" West, 24 feet, more or less to the center line of the Newbury Neck Road, so-called; thence northerly along the center line of the Newbury Neck Road, so-called, 245 feet, more or less, to a point bearing North 81° 9' 35" West, and 27 feet distant from the point of beginning; thence running South 81° 9'35" East, 27 feet to the point of beginning.

Containing 2.78 acres, more or less.

Bearings reference to Magnetic North 1997.

That portion of the above described contained within the limits of said Newbury Neck Road is subject to the rights of the public.

The herein conveyed premises are conveyed subject to a 10 foot wide utility line easement crossing the herein conveyed premises, the center line of said easement being described as follows:

Beginning at a point bearing South seven degrees twenty-four minutes twenty-five seconds East (S 07-24-25 E) thirty-four and twenty one-hundredths feet (34.20') from the point of beginning of the above described lot; thence North eighty-five degrees forty-seven minutes nine seconds East (N 85-47-09 E) one-hundred fifty-one and thirty-five one-hundredths feet (151.35') to a point on the northerly boundary of the above described lot.

MAINE REAL ESTATE TRANSFER TAX PAID

Source of Grantor's title is deed from Ruth T. Kretschmar to Alston A. Beal and Patricia A. Beal dated June 29, 1976, recorded in Book 1263, Page 555 of the Hancock County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 25th day of June, 2007.

Alston A. Beal
Alston A. Beal

Patricia A. Beal
Patricia A. Beal

STATE OF MAINE
COUNTY OF HANCOCK

June 25, 2007

Then personally appeared the above named, Alston A. Beal and Patricia A. Beal, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jennifer O'Leary
Notary Public

My Commission Expires:

_____

_____
Print Name / Affix Seal

JENNIFER O'LEARY
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 1/9/10

HANCOCK COUNTY

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