

ESCAPE TO PHOEBE ISLAND

Sebec Lake

**10 Phoebe Island Rd,
Bowerbank**

Deeded Parking



\$649,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Own your own private island on Sebec Lake. Located at 10 Phoebe Island in Bowerbank, this renovated and exceptionally maintained four-season home offers more than 1,000 square feet of living space with lake views in every direction.

The open kitchen, dining, and living area features hardwood floors, screened windows, a propane fireplace, tasteful antique furnishings, multiple futons, and plenty of seating for guests. The second-floor bedroom includes three beds. The property conveys mostly furnished and is completely turnkey. Exterior improvements include a metal roof and low-maintenance PVC cedar-shingle-style siding.



**Lifestyle
Properties
of Maine**

www.lifestylepropertiesofmaine.com

A walkable seasonal bridge system connects the island directly to the mainland, eliminating the need to use a boat every time you come and go. The property includes deeded parking and a separate mainland area approximately 700 feet from the house with space for additional vehicles, boats, trailers, storage, or a camper.

The island has approximately 100 feet of owned waterfront and a custom concrete boat pull-up area fitted with tires, allowing even a pontoon boat to be pulled directly onto shore without a dock. There is also space to install additional docks. The home has a full bathroom with a composting toilet, and a generator is included.

Enjoy boating, fishing, swimming, jumping from the rocks, and incredible sunsets during the warmer months, along with ice fishing and other winter recreation when the lake freezes.





10 PHOEBE ISLAND RD, BOWERBANK

PRICE **\$649,000**

TAXES \$995/2025

0.11± ACRES BUILT IN 1938

920± SQFT ROAD FRONTAGE 200FT



HOW FAR TO...



Shopping | Dover-Foxcroft 6 miles



Hospital | Dover-Foxcroft 17 miles



Airport | Bangor, 47± miles



Interstate | Exit 217, 35± miles



City | Dover-Foxcroft 6± Miles



Boston | 250± miles 4.5 Hours



Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Piscataquis County Sheriff's Office
(207) 564-3304

Fire

Bowerbank Fire Department
(207) 564-3535

Town Office

652 Bowerbank Rd
(207) 564-2071
Most Saturdays 8:00–10:00 AM during summer
September 1–April 30 every other Saturday or by
appointment

Tax Assessor

Maine Assessment & Appraisal Services, Inc.
(207) 564-7207

Code Enforcement

Keith Doore
(207) 343-1669

Bowerbank - 10 Phoebe Island Rd

Maine, AC +/-



→ Direction — Pipeline --- Fence --- Road / Trail □ Boundary □ Boundary



→ Direction — Pipeline --- Fence - - - Road / Trail ⬠ Boundary ⬠ Boundary

Bowerbank - 10 Phoebe Island Rd
Maine, AC +/-



Fence Boundary



SUBDIVISION PLAN
JAY A. BAILEY & MARTHA E. STEENBURGH
 OF BAXTER AVENUE ROAD IN
 NORFOLK COUNTY OF MASSACHUSETTS, MAINE

MADE BY: [Signature]
 SCALE: 1" = 100'
 DATE: [Date]

MADE BY: [Signature]
 SCALE: 1" = 100'
 DATE: [Date]

BOWERBANK
Piscataquis County, ME

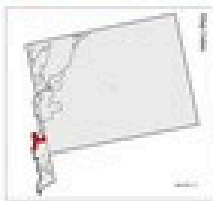


LEGEND

- PRIORITY LINE
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- HISTORIC SUBDIVISION LINE
- EASEMENT or ROW
- PARCEL BOUNDARY
- PARCEL ID NUMBER
- SUBDIVISION PRESENT
- CADDIS
- SUBDIVISION LOT NUMBER
- HYDROLOGY

The information on this map is for informational purposes only. It is not a legal survey, and the accuracy should be verified by a professional surveyor.

SCALE: 1 in = 200 ft
0 200 400



Original map created by J. K. Smith (Geographic Information Systems) for Piscataquis County, ME. Map was updated by GIS/Map Services, Inc. for Piscataquis County, ME. Map was updated by GIS/Map Services, Inc. for Piscataquis County, ME.

Map Date: 1/14/2015
Assessment Year: April 2015

Bowerbank Assessor's Office
632 Bowerbank Rd
Bowerbank, Maine 04428
(207) 564-7207



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



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



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: 10 Phoebe Island Rd, Bowerbank,**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 lake drawn

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: _____

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

Comments: _____

Source of Section I information: Seller, previous disclosure

Buyer Initials _____

Page 1 of 8

Seller Initials NH

PROPERTY LOCATED AT: 10 Phoebe Island Rd, Bowerbank,

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 ☐ Unknown

Comments: composting system

Source of Section II information: Seller, previous disclosure

Buyer Initials _____

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Seller Initials NH _____

PROPERTY LOCATED AT: 10 Phoebe Island Rd, Bowerbank,

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	Propane radiant, heat stove			
Age of system(s) or source(s)	20 yrs			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	minimum			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	none			
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 ☒ 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: _____

Source of Section III information: **Seller, Previous disclosure**

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

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

Location: _____

Buyer Initials _____

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Seller Initials NH

PROPERTY LOCATED AT: 10 Phoebe Island Rd, Bowerbank,

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, previous 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 ☐ Unknown

Comments: _____

Source of information: **Seller, Previous disclosure****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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: **Seller, Previous disclosure****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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: **Sellers, Previous disclosure****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller, Previous Disclosure**

Buyer Initials _____

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Seller Initials NH

PROPERTY LOCATED AT: 10 Phoebe Island Rd, Bowerbank,**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: The house was completely renovated in 2001Source of information: Seller, Previous disclosure**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: Seller, Previous 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: Deeded parking on the mainlandSource of information: Seller, Previous disclosureIs 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? Owner of Phoebe Island

Road Association Name (if known): _____

Source of information: Seller, Previous disclosure

Buyer Initials _____

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Seller Initials NH

PROPERTY LOCATED AT: 10 Phoebe Island Rd, Bowerbank,**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, Previous disclosure

Buyer Initials _____

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Seller Initials NH

PROPERTY LOCATED AT: 10 Phoebe Island Rd, Bowerbank.**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: Propane Tanks

Year Principal Structure Built: 1938 What year did Seller acquire property? 1988

Roof: Year Shingles/Other Installed: 2017

Water, moisture or leakage: none

Comments: Commercial grade standing seam metal roof

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: _____ ☐ 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: generator powered

Buyer Initials _____

Page 7 of 8

Seller Initials NH

PROPERTY LOCATED AT: 10 Phoebe Island Rd, Bowerbank,

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, Previous disclosure

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>Nazari Henderson</u>	<u>08/17/2026</u>		
SELLER	DATE	SELLER	DATE
Nazari Henderson, Running Brook REI			

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

QUIT-CLAIM DEED

ROBERT A. BAILEY, of New Hartford, County of Litchfield, and State of Connecticut, for consideration paid, grants to **JAY A. BAILEY and MARTHA E. STEENBURGH** of New Hartford, County of Litchfield, and State of Connecticut, with QUIT-CLAIM COVENANTS, as joint tenants, the land, with any buildings thereon, situate in the Town of Bowerbank, County of Piscataquis, and State of Maine, bounded and described as follows:

A certain lot or parcel of land in Bowerbank, County of Piscataquis, and State of Maine, together with the buildings thereon standing, being a small island known as Phoebe's Island, located in Sebec Lake, about ten (10) rods of the northerly shore of said Lake in said Bowerbank.

Excepting and reserving unto Jay Alden Bailey, a life estate to occupy the premises herein described.

For title of the Grantor, reference is made to a Warranty Deed of Jay A. Bailey to Martha E. Steenburgh, Robert A. Bailey, and Alexandra J. Bailey, dated March 27, 1995 and recorded in the Piscataquis County Registry of Deeds in Book 999, Page 138.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my/our hand(s) and seal(s) this 8th day of ~~March~~^{April}, 2017.

[Signature]
Witness

[Signature]
Robert A. Bailey

STATE OF CONNECTICUT
County of ~~Middlesex~~

Personally appeared the above named Robert A. Bailey known to me, this 8th day of ~~March~~^{April}, 2017 and acknowledged before me the foregoing instrument to be his free act and deed.

[Signature]
Notary Public Attorney at Law

Brianne Davis
Print or type name

My commission expires: 11/30/2018

N.P.
SEAL

Piscataquis County
Recorded
Jun 05 2017 11:13:54A
Linda M. Smith
Register of Deeds

-Thomas Smith
PO Box 98
Harrison 04640

No Transfer Tax Paid

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Nazari Henderson, Running Brook REI

(hereinafter "Seller")

AND _____
(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 10 Phoebe Island Rd, Bowerbank,

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance. *SW*

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Buyer</u> _____ Date _____ <u>Buyer</u> _____ Date _____ <u>Buyer</u> _____ Date _____ <u>Buyer</u> _____ Date _____ <u>Agent</u> _____ Date _____	<u><i>Nazari Henderson</i></u> <u>08/17/2026</u> Seller <u>Nazari Henderson, Running Brook REI</u> Date _____ Seller _____ Date _____ Seller _____ Date _____ <u><i>Spencer Wood</i></u> <u>08/17/2026</u> Seller _____ Date _____ Agent <u>Spencer Wood</u> Date _____
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