SOLAR-POWERED MAINE RETREAT

RECREATIONAL PROPERTY | SUSTAINABLE/OFF-GRID | ALTERNATIVE ENERGY

Solar Powered Home | **14 Hillbilly Hill Rd, Dedham** | Mountain Views



$375,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Photography by Mayhem Media

Welcome to 14 Hillbilly Hill Drive in Dedham, Maine, where modern construction, energy independence, and the natural beauty of eastern Maine come together on 33.6 private acres. Whether you're searching for a year-round residence, a seasonal retreat, or a property with strong vacation rental potential, this exceptional home deserves a closer look.



Built in 2023, this thoughtfully designed home offers 1,960 square feet of living space with two to four bedrooms and three full bathrooms. The home sits on a slab foundation and features a durable metal exterior designed to withstand Maine's changing seasons while reducing maintenance requirements.



One of the property's standout features is its solar power system, offering an opportunity to reduce energy costs while embracing a more self-sufficient lifestyle. The combination of modern construction and renewable energy creates a property that's both practical and forward-thinking.

Inside, the open design creates a comfortable atmosphere for both everyday living and entertaining. The attached garage includes a custom bar area, making it an ideal gathering space for family and friends after a day spent exploring the surrounding countryside. Outside, a patio deck provides the perfect setting for relaxing and taking in the stunning western views.



The land is equally impressive. With 33.6 acres, you'll have plenty of room to explore, develop trails, or simply enjoy the privacy that larger acreage provides. Situated at an elevation of approximately 360 feet above sea level, the hilltop setting captures spectacular sunsets and expansive views across the surrounding landscape. A driveway is already in place, and a shooting range has been started on the property.



Despite its private setting, this property offers convenient access to many of Maine's most desirable destinations. Bangor is only 13 miles away, while Ellsworth is just 22 miles from the property. Bar Harbor and Acadia National Park can be reached in a little over an hour, making day trips to the Maine coast both easy and convenient.









Outdoor recreation opportunities are abundant. The nearby Amherst Public Reserved Land contains nearly 5,000 acres of public access for hiking, fishing, hunting, paddling, snowmobiling, and wildlife observation. Branch Lake, Green Lake, and Beech Hill Pond are all nearby and offer exceptional boating and cold-water fishing opportunities.

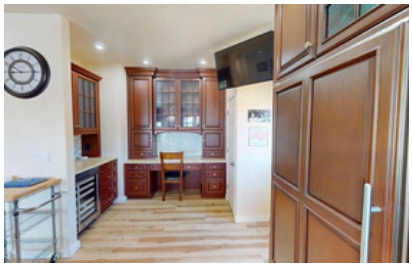
With 2025 property taxes of only $2,311, this property represents a rare opportunity to own a modern, solar-powered Maine home that combines privacy, acreage, convenience, and recreational access in one remarkable package.

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



14 HILLBILLY HILL RD, DEDHAM

PRICE	**$375,000**
TAXES	$2,311/2025
33.6± ACRES	**BUILT IN 2023**
1,960± SQFT	













HOW FAR TO...

- Shopping | Brewer, 10± miles
- Hospital | Bangor, 13.3± miles
- Airport | Bangor, 17.4± miles
- Interstate | I395, 10± miles
- City | Brewer, 17± Miles
- Boston | 247± miles 4 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	Hancock County Sheriffs Dept 911
Fire	Dedham Town FD 911
Town Office	2073 Main Road, Suite A 207-843-6217 administration@dedhamme.org
Tax Assessor	RJD / Assessors's Agent
Code Enforcement	Alexandria Jesiolowski 207-843-6217/207-478-8976

Dedham - 14 Hillbilly Hill

Maine, AC +/-



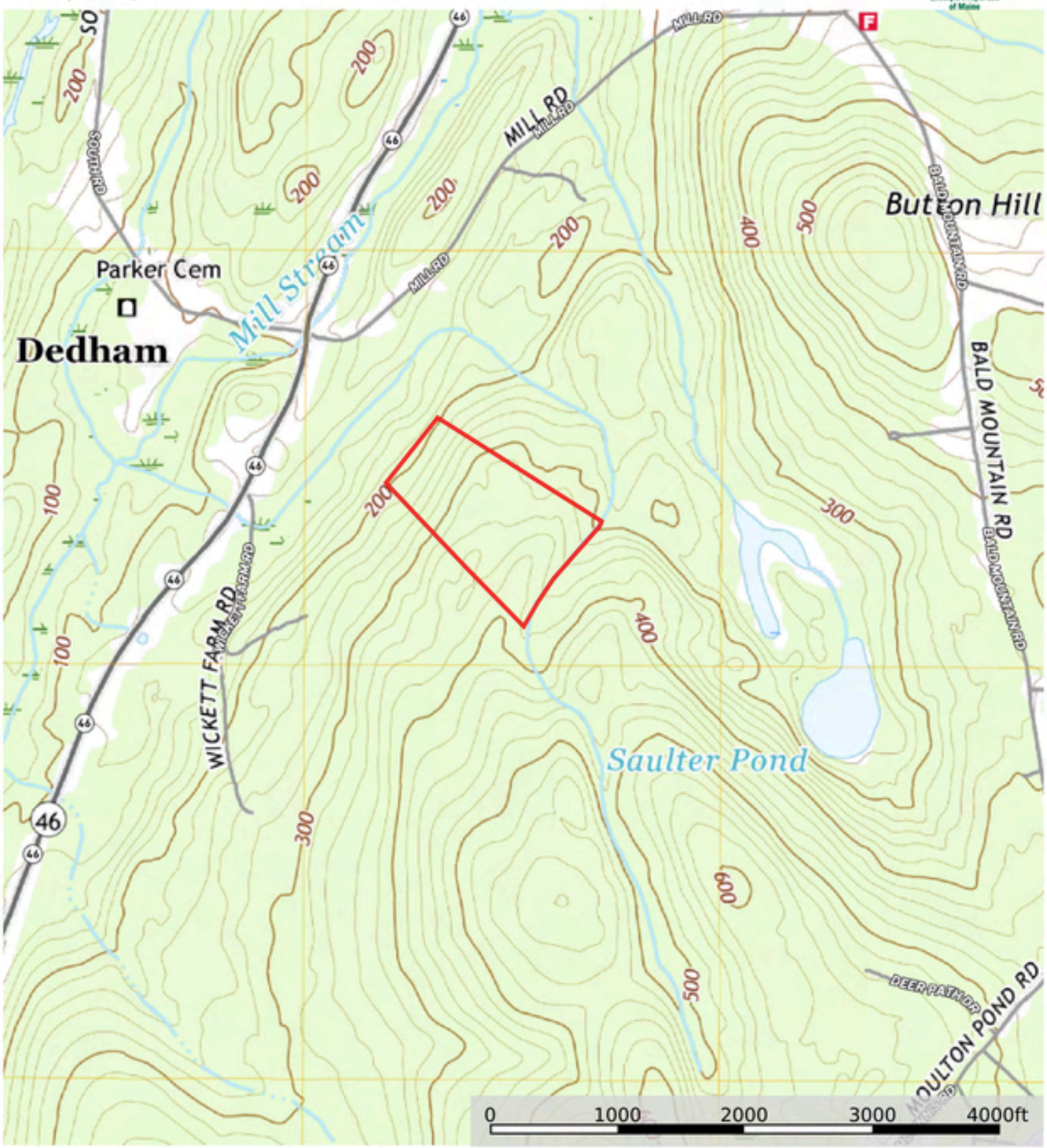
Boundary

United Country Lifestyle Properties of Maine
P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

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Dedham - 14 Hillbilly Hill

Maine, AC +/-



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Dedham - 14 Hillbilly Hill

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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

United Country Real Estate
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*

PROPERTY LOCATED AT: 14 HillBilly Hill Drive, Dedham, ME 04429

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 deck + driveway under wellhouse
Installed by: Lord Well Drilling
Date of Installation: 2023
USE: Number of persons currently using system: 0
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: 300 ft deep

Source of Section I information: PR - personal observation

United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457 Phone: (207)794-6164 Fax: (207)794-6666
Carmen McPhail Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Crabtree estate -

PROPERTY LOCATED AT: 14 HillBilly Hill Drive, Dedham, ME 04429

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: Left of 3 raised beds OR ☐ Unknown
Date installed: 2023 Date last pumped: N/A Name of pumping company: N/A
Have you experienced any malfunctions? ☐ Yes ☒ No
If Yes, give the date and describe the problem: N/A
Date of last servicing of tank: N/A Name of company servicing tank: N/A
Leach Field: ☒ Yes ☐ No ☐ Unknown
If Yes, Location: behind tank
Date of installation of leach field: 2024 Installed by: Previous owner
Date of last servicing of leach field: N/A 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:
Source of Section II information: PR

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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	Heat pump	pellet Stove x2	pellet Stove	
Age of system(s) or source(s)	2023	2012 (LR)	2014-15	
TYPE(S) of Fuel	solar/electric	pellet	pellet	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A	5 ton combined		
Name of company that services system(s) or source(s)	none	self		
Date of most recent service call	N/A	N/A		
Malfunctions per system(s) or source(s) within past 2 years	None Known	None Known		
Other pertinent information	None	Chimney not hooked currently		

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: pellet stove only	☐ Yes	☐ No	☐ Unknown N/A
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: Seller has never lived in home -

Source of Section III information: PR, personal observation

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: _____

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What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: None Known

Source of information: PR - public record

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 known

Source of information: PR

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: _____

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: _____

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

Comments: None Known

Source of information: current owner (PR)

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

Comments: None

Source of information: PR / Built in 2023

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: none

Source of information: PR

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

If Yes, explain: ROW from Rte 46, ROW from Donald to Paul

Source of information: B7356 P741 / B7269 P782

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 Name (if known): _____

Source of information: _____

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PROPERTY LOCATED AT: 14 HillBilly Hill Drive, Dedham, ME 04429

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: none

Source of Section VI information: FEMA

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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? N/A ☐ 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: None

Year Principal Structure Built: 2023 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: Metal 2023

Water, moisture or leakage: None

Comments: None known

Foundation/Basement:

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

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

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

Comments: No basement - Slab

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

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

Comments: None known

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Solar / Generator ☐ Unknown

Comments: Generator is manual

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

Comments: None known

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PROPERTY LOCATED AT: 14 HillBilly Hill Drive, Dedham, ME 04429

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: PR

SECTION VIII - ADDITIONAL INFORMATION

Seller is the personal representative of the Estate of Donald Crabtree and has never lived in the home and has limited knowledge of its structure and function.

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.

[signature] 8/14/26			
SELLER	DATE	SELLER	DATE
Estate of Donald Crabtree			
SELLER	DATE	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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BK: OR 7356 PAGE: 741 # OF PGS: 2
11/18/2024 12:14:01 PM Inst # 2024014639
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATETRANSFER TAX PAID

WARRANTY DEED

Donald Crabtree of Dedham, Hancock County, Maine for consideration paid, grant(s) to Paul I. and Dawn L. Crabtree of Eddington, Penobscot County, Maine (whose mailing address is 25 Jarvis Gore Dr, Eddington, Maine 04428) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title this transfer is a portion of property from Shannon Curtis and Richard C. West to the grantor(s) herein, dated May 30, 2023, recorded in Hancock Registry of Deeds, Book 7269, Page 782.

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

The 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 18 day of November, 2024.

WITNESS:

Karen Kellogg

Donald Crabtree

STATE OF MAINE

Hancock, ss NOV 18, 2024

Then personally appeared the above named Donald Crabtree and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Justice of the Peace

Commission Expiration:

File No.: 2023-1812

JESSICA CASSIDY
Notary Public-Maine
My Commission Expires
April 11, 2030

"Exhibit A"

A certain lot or parcel of land, together with any improvements thereon, situated within land now or formerly owned by Donald Crabtree in Dedham, Hancock County, Maine, in a deed recorded with the Hancock County Registry of Deeds dated May 26, 2023, at Book 7269 Page 782, on the northeasterly side of the County Road, also known as Route 46, between Bucksport and Holden; and described as follows:

Beginning at an iron stake set on the grantors northwesterly corner said iron stake being three hundred thirty (330) feet, more or less, from grantors westerly corner, thence continuing northeast along the northwesterly line two hundred fifty (250) feet, more or less, to the grantors northerly corner; thence southeast along the grantors northeasterly line four hundred seventy one (471) feet, more or less, to an iron stake set on the grantors northeasterly line; thence southwesterly two hundred ninety eight (298) feet, more or less, to an iron stake set, marking the southerly corner; thence northwesterly two hundred three (203) feet, more or less, to an iron stake set, marking the southwesterly corner; thence northwesterly two hundred seventy one (271) fee, more or less, to the point of beginning. Containing three and four tenths (3.4) acres, more or less.

Also herby conveyed is a right-of-way extending from the southerly side of the County Road to the land conveyed to the Grantor, with all rights and privileges as the Grantor, as described in a deed recorded with the Hancock County registry of Deeds dated May 26, 2023, at Book 7269 Page 782.

Also conveyed is a thirty foot (30') wide right-of-way extending from the right-of-way described herein along land of the grantor, to the southwesterly corner of the above described lot; thence continuing southeasterly two hundred three (203) feet, more or less, along the southwesterly line to the southernly corner.

P.69
② Ret Paul I Crabtree
25 Jarvis Gore Dr.
Eddington ME 04428

BOOK: OR 7269 PAGE:782, # OF PGS: 3
05/30/2023 11:38:34 AM INSTR#: 2023005446
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

DLN: 1002340236147

WARRANTY DEED

Shannon Curtis of Brewer, Penobscot County, Maine and Richard C. West of Villa Rica, Carroll Cty, GA, ~~Florida~~ for consideration paid, grant(s) to Donald Crabtree of Brewer, Penobscot County, Maine (whose mailing address is PO Box 3341, Brewer, ME 04412) 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 Richard C. West to the grantor(s) herein, dated December 17, 1999, recorded in Hancock Registry of Deeds, Book 2891, Page 335. The purpose of Richard C. West joining into this deed is to release the life estate conveyed to him by Shannon Curtis in an instrument recorded in Hancock Registry of Deeds Book 2895, Page 65.

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 26th day of May, 2023.

WITNESS:

_____

Shannon Curtis

STATE OF MAINE
Hancock, ss

May 26, 2023

Then personally appeared the above named Shannon Curtis and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2023-1812

Devin Brown-Hammond
Notary Public, State of Maine
My Commission Expires 10/29/2028

WITNESS:

Jennifer Casia

Richard C. West

Richard C. West

STATE OF Georgia
COUNTY Carroll, ss

May 17th, 2023

Then personally appeared the above named Richard C. West and acknowledged the foregoing instrument to be his free act and deed.

Before me,

TASHA GODDARD NOTARY PUBLIC CARROLL COUNTY, GEORGIA

Tasha Goddard

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2023-1812

File No: 2023-1812

"Exhibit A"

A certain lot or parcel of land, together with any improvements thereon, situated on the northwesterly side of the Town Road, formerly the Old Bangor to Bucksport Road, in Dedham, Hancock County, Maine, more particularly described as follows:

Beginning at a post set in the northwesterly sideline of the Town Road said post being twelve hundred (1,200) feet, more or less, northeasterly from the Town Line between Dedham and Bucksport as measured along said road; thence North 29 degrees 30 minutes West by and along a stone wall six hundred seventy and six tenths (670.6) feet, more or less, to a post in the corner of said stone wall; thence North 22 degrees West by land along a spotted line one thousand three hundred eighty-six (1,386) feet, more or less, to a stake and stones situated six hundred ninety-three (693) feet southerly of the southerly line of the County Road leading from Holden to Bucksport; thence North 50 degrees East by and along a wire fence five hundred seventy-nine and five tenths (579.5) feet, more or less, to a fence corner, near a large pine tree; thence South 39 degrees 15 minutes East by and along said wire fence one thousand eight hundred nine (1,809) feet, more or less, to a post in the northwesterly sideline of the Town Road; thence southwesterly by and along the northwesterly sideline of the said Town Road; one thousand one hundred sixteen (1,116) feet, more or less, to the point of beginning.

Also conveyed hereby is the following described right-of-way over and across land conveyed to Christina A. West by Richard C. West in a deed recorded with the Hancock County Registry of Deeds to add a thirty foot (30') wide right-of-way commencing at the northeasterly corner of the land, now or formerly of Christina A. West, along the southerly side of the County Road so called; thence South 28 degrees East six hundred ninety-three (693) feet to the land conveyed herein, said right-of-way to be used by the Richard C. West for foot and vehicular travel.

Subject to a certain right of way conveyed by Richard C. West to Henrietta Poons in a Deed dated May 9, 1975 and recorded in the Hancock County Registry of Deeds July 22, 1975 at Book 1224, Page 337.