

MAINE WOODS RECREATION RETREAT

LAND FOR SALE | HUNTING | SUSTAINABLE/OFF-GRID

41.96 Surveyed Acres

**M6L36 Timberland Rd,
Dixfield**

Direct Access to ATV &
Snowmobile Trails



\$149,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Set up for outdoor recreation and weekends with friends and family, this 41.96-acre property includes two gravel camper sites with septic hookups ready for fifth wheels, travel trailers, or RVs. Two small camps offer additional sleeping space, each with beds, a small stove, kitchen area, and sitting area. Most contents in the camps and shed convey.



The property features internal trails, multiple hunting blinds and deer stands, and a small gravel pit. Enjoy hiking, camping, wildlife watching, hunting, ATV riding, snowmobiling, or simply relaxing in the Maine woods. An installed septic system and shed/outhouse are already in place. Power is primarily supplied by generators and batteries. There is no water source, so owners bring water in.



The surveyed acreage consists mainly of hardwood and mixed wood forest, with 40.96 acres enrolled in Maine's Tree Growth Tax Law program. Deeded rights-of-way provide access from U.S. Route 2. A versatile western Maine recreational property with much of the setup already completed. Campers and RVs do not convey



**Lifestyle
Properties
of Maine**





M6L36 TIMBERLAND RD, DIXFIELD

PRICE

\$149,000

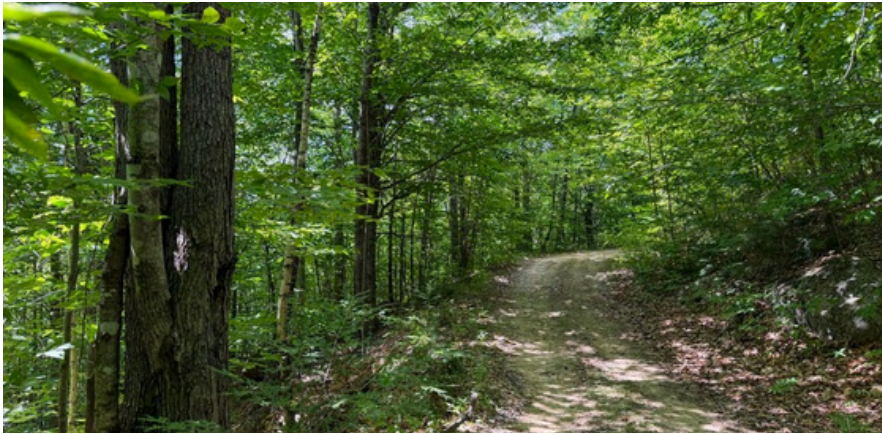
TAXES

\$681/2025

40.96± ACRES

BUILT IN 2021

800± SQFT



HOW FAR TO...



Shopping | Rumford, 8± miles



Hospital | Rumford, 10± miles



Airport | Portland, 73± miles



Interstate | Exit 75, 45± miles



City | Lewiston, 40± Miles



Boston | 175± miles 3.5 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



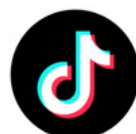
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MUNICIPAL CONTACTS

Police

Oxford County Sheriff's Office
207-743-9554

Fire

Dixfield Fire Company
207-562-7629

Town Office

46 Main Street
207-562-8151
townmgr@dixfield.org
Monday, Tuesday, Thursday and Friday, 8:00 a.m.–4:00 p.m.;
closed Wednesday

Tax Assessor

Dixfield Select Board
207-562-8151
townmgr@dixfield.org

Code Enforcement

Eric Giroux
207-418-1822

Timberland Pass, Dixfield, ME, 04224

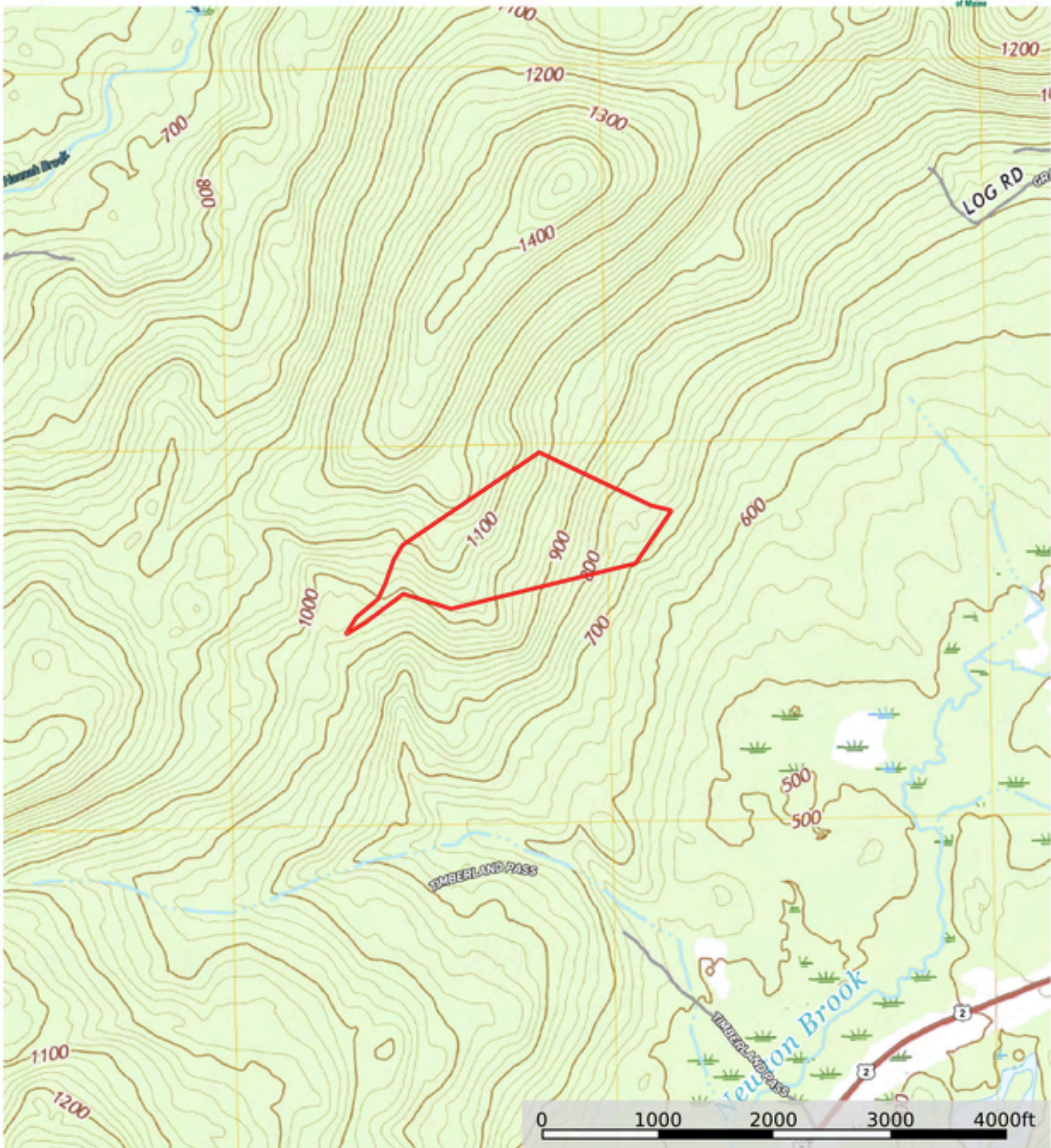
Maine, AC +/-



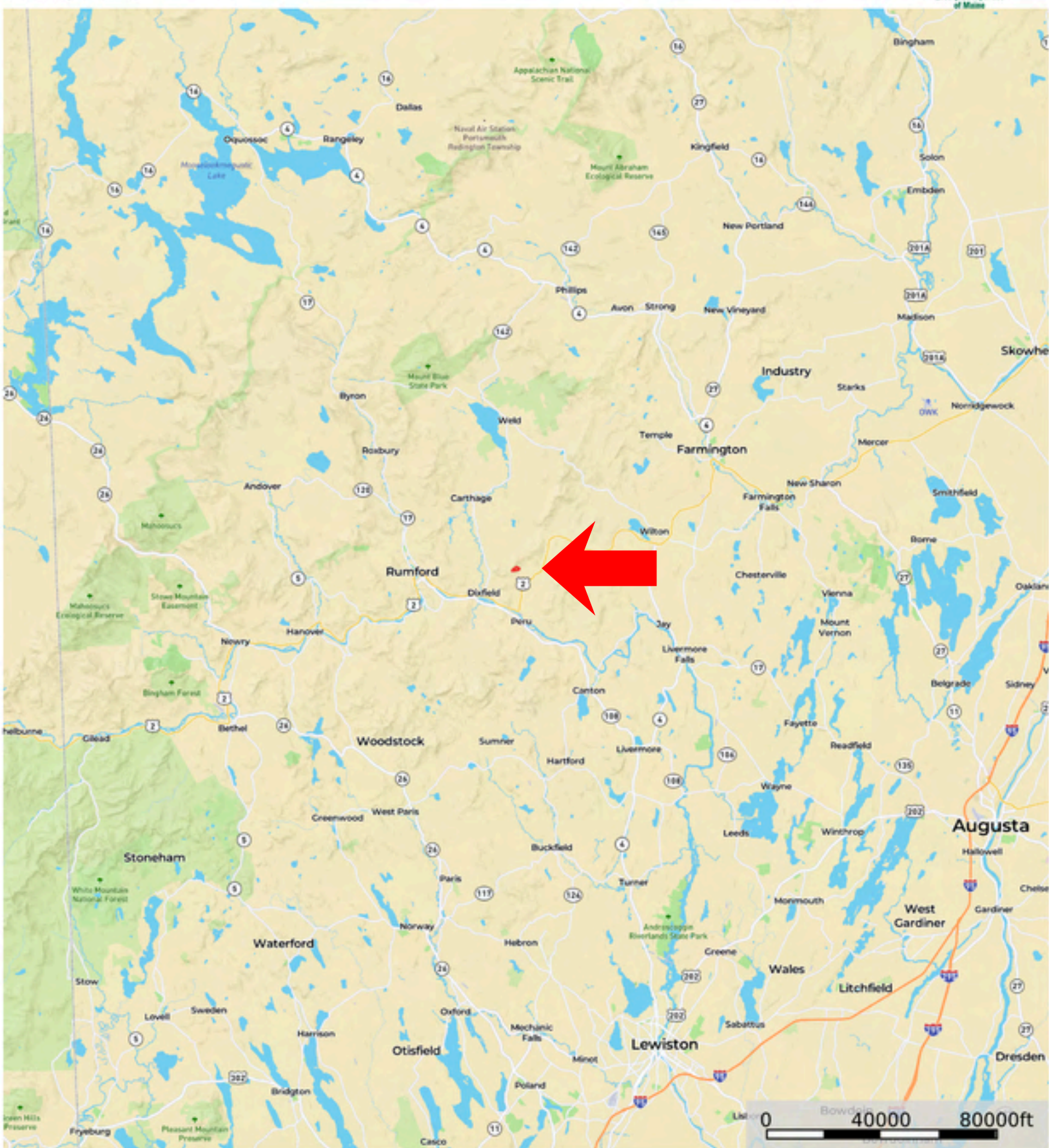
Boundary

Timberland Pass, Dixfield, ME, 04224

Maine, AC +/-



Boundary



Boundary



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to the basic services** required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties • 100K 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: Map 6 Lot 36, Dixfield,**PROPERTY DISCLOSURE**

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

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I - WATER SUPPLY**

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

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☐ No ☐ Unknown
 Quantity: ☐ Yes ☐ No ☐ Unknown
 Quality: ☐ Yes ☐ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☐ No
 If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☐ No
 If Yes, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

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

Comments: no well

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials TC LC DW PW

PROPERTY LOCATED AT: Map 6 Lot 36, Dixfield,

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 driveway OR ☐ Unknown

Date installed: 2021 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: left of driveway

Date of installation of leach field: 2021 Installed by: _____

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

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

If Yes, are they available? ☐ Yes ☐ No

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

Comments: _____

Source of Section II information: Seller

Buyer Initials _____

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Seller Initials TC LC DW PW

PROPERTY LOCATED AT: Map 6 Lot 36, Dixfield,**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	direct vent propane heater	propane heater		
Age of system(s) or source(s)	5 years old	5 years old		
TYPE(S) of Fuel	Propane	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	seasonally	seasonally		
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	none		
Other pertinent information				

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

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: _____

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 ☒ No ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

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

Location: _____

Buyer Initials _____

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Seller Initials TC LC DW PW

PROPERTY LOCATED AT: Map 6 Lot 36, Dixfield,

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

Comments: _____

Source of information: Seller

Buyer Initials _____

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Seller Initials TC LC DW PW

PROPERTY LOCATED AT: Map 6 Lot 36, Dixfield,**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?

..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: _____

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**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: ROW to propertySource of information: DeedIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ UnknownIf No, who is responsible for maintenance? Owners

Road Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

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Seller Initials TC LC DW PW

PROPERTY LOCATED AT: Map 6 Lot 36, Dixfield,**SECTION VI – FLOOD HAZARD**

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

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

Comments: _____

Source of Section VI information: **FEMA Flood Mapping/ Seller**

Buyer Initials _____

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Seller Initials TC LC DW PW

PROPERTY LOCATED AT: Map 6 Lot 36, Dixfield.**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
☒ Yes ☐ No ☐ Unknown

If Yes, explain: Tree growth

Is a Forest Management and Harvest Plan available?..... ☒ Yes ☐ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 2021 What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: 2021

Water, moisture or leakage: none

Comments: _____

Foundation/Basement:

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

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

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

Comments: _____

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

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

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: generator hook up

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

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

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

Buyer Initials _____

Page 7 of 8

Seller Initials TC LC DW PW

PROPERTY LOCATED AT: Map 6 Lot 36, Dixfield.

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

Comments:

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

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.

Thomas Cassidy 08/18/2026
SELLER DATE

Thomas Cassidy

David Wilkins 08/18/2026
SELLER DATE

David Wilkins

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 _____

Linda Cassidy 08/18/2026
SELLER DATE

Linda Cassidy

<i>Patricia Wilkins</i>	08/18/2026
SELLER	DATE

Patricia Wilkins

BUYER _____ DATE _____

BUYER	DATE
-------	------

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

THAT WE, THOMAS E. CASSIDY and LINDA J. CASSIDY, with a mailing address of 169 West Minot Road, Minot, Maine, 04258,

for consideration paid,

grant to THOMAS E. CASSIDY and LINDA J. CASSIDY, with a mailing address of 169 West Minot Road, Minot, Maine, 04258, and **DAVID WILKINS and PATRICIA WILKINS**, with a mailing address of 98 Maxwell Road, Sabattus, Maine 04280.

with **WARRANTY COVENANTS**, as **JOINT TENANTS**, a certain lot or parcel of land located in the Town of Dixfield, County of Oxford, and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of and situated in the Town of Dixfield, County of Oxford and State of Maine, being lot #5 as shown on a certain plan entitled "G.P.S. Survey of Land of Holman Mountain Land Company, Inc." prepared by Acme Engineering & Design, Inc. and recorded in the Oxford County Registry Of Deeds as File #3532.

The above referenced property is conveyed together with the following easements and rights of way:

1. A right of way or easement 50 feet in width, being 25 feet on each side of the centerline of the existing logging road as now used, for all purposes, including the provision of utility services, leading northwesterly from U.S. Route 2 across land now or formerly of Wendell E. Palmer and M. Ellen Palmer and land now or formerly of William C. Porter, Jr. to and across land now or formerly of Dixfield Realty Trust to and across land of Holman Mountain Land Company, Inc. The right of way over land of Dixfield Realty Trust is shown on Plan #3415 and connects with the right of way shown on the said Plan 3532. Reference is made to a Warranty Deed from Dixfield Realty Trust to Holman Mountain Land Company, Inc, which said deed is recorded in the Oxford County Registry of Deeds in Book 3257, Page 238.
2. A private right of way or easement 2 rods wide, in common with others who may be granted a similar right of way, over existing woods roads crossing land of Claude L. Averill and David H. Averill for access only to Averill Road. This easement is subject to the rights of said Averill to erect and maintain gates to prevent use by the general public of the granted easement which is more particularly described in Book 3203, Page 97 and as shown on said Plan 3532.
3. A right of way or easement, 50 feet in width, in common with others and for all purposes over the roadways as shown on said Plan 3532.

MAINE REAL ESTATE
TRANSFER TAX PAID

Excepting and reserving a right of way and easement, for all purposes, in common with others, over that portion of the right of way running along a portion of the westerly boundary of lot #5 as shown on said Plan #3532 for access to remaining lands of Holman Mountain Land Company, Inc. (all rights of way on property of Holman Mountain Land Company, Inc. are 50 feet wide.)

The property herein conveyed contains 41.96 acres.

The premises are conveyed with the restriction that there shall be no further division of the lot for five years from the date of the deed from Holman Mountain Land Company, Inc. to Edward R. Heath and Sylvia J. Heath, as joint tenants, dated October 31, 2003 and recorded in the Oxford County Registry Of Deeds in Book 3408, Page 310. The said Edward R. Heath died March 9, 2005 leaving Sylvia J. Heath the surviving joint tenant and sole owner of the premises.

Meaning and intending to convey and hereby conveying precisely the same premises conveyed to Thomas E. Cassidy and Linda J. Cassidy by Warranty Deed of Sylvia J. Heath dated November 5, 2007 and recorded in the Oxford County Registry of Deeds in Book 4221, Page 205.

WITNESS our hands and seals this 6 day of July, 2016.

Thomas E. Cassidy
Thomas E. Cassidy

Linda J. Cassidy
Linda J. Cassidy

STATE OF MAINE
Oxford, ss.

July 6, 2016

Then personally appeared the above-named Thomas E. Cassidy and Linda J. Cassidy and acknowledged the foregoing instrument to be their free act and deed.

Before me, Tammy Dubois
Notary Public/Attorney-at-Law

Print Name: _____

My Commission Expires: TAMMY J. DUBOIS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 3/19/19

Recorded: Oxford East County 7/8/2016
Patricia A Shearman Register of Deeds

12:58:52 PM

