

COASTAL COTTAGE

COUNTRY HOMES | COASTAL PROPERTY

Waterfront Home

46 Lyons Rd, Lubec

1.63± Acres



\$472,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

07

MEET YOUR AGENT

08

MUNICIPAL CONTACTS

11

PROPERTY DISCLOSURE

19

DEED



**Lifestyle
Properties
of Maine**

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full property
details and video!





Photography by Mayhem Media

If you're looking for a place that feels like home the minute you walk through the door, this cozy cottage sitting high and dry above the banks of Morang Cove may be just what you've been looking for. Set on 1.63 acres, the property is surrounded by beautifully landscaped grounds that have clearly been loved and enjoyed over the years.

There's a little bit of everything here — a grape arbor, fruit trees, beach roses, perennial and annual gardens, and vegetable gardens waiting for the gardener in the family. Out back, two charming rock ponds add the sound of gently trickling water and are surrounded by even more perennial plantings. It's the kind of yard where you can wander around with your morning coffee and always find something new in bloom.

The cottage itself has an interesting history. It started out as a simple one-room camp and has been expanded in two stages, eventually becoming the comfortable and surprisingly spacious home you see today.

Come inside and you'll immediately notice how bright, open, and welcoming the great room is. There's a cozy dining area on the left, and just beyond it, a wonderful custom kitchen that was obviously designed by someone who loves to cook.



And what a kitchen it is! Every bit of space has been put to good use. There are pull-out shelves, deep drawers for pots and pans, corner pull-outs that let you actually reach those far corners, and handy spice drawers. Everything has its place and is right where you need it. The marble countertops provide plenty of room for preparing meals — and would be perfect for rolling out bread or making a pie.

The deep country sink is both practical and charming, and the matching Samsung appliances are relatively new and include a gas range, French-door refrigerator and quiet dishwasher. There's even a built-in compost pot right in the countertop, making it easy to scrape those vegetable peelings and kitchen scraps into the compost container before taking them outside. This is one of those kitchens you really need to see to appreciate.

The living room offers a cozy spot to settle in around the pellet stove, which sits within a beautiful fireplace-style surround with a mantel. There's room above the mantel for your big-screen TV, making this a great place to gather on a cool Maine evening.





UTILITIES

TRASH REMOVAL

NO RUBBISH

ELECTRIC COMPANY

VERSANT

HEATING COMPANY

VERSANT/PELLETS BOUGHT & DELIVERED

WATER

PRIVATE; WELL

SEWER

PRIVATE SEWER; SEPTIC DESIGN AVAILABLE;
SEPTIC TANK

INTERNET PROVIDER

FIDIUM

The two bedrooms are located at opposite ends of the home, giving everyone a little privacy. The primary bedroom is tucked toward the back and enjoys views toward the water. Between the bedrooms is the laundry room and a beautifully custom-built bathroom featuring a soaking tub, walk-in shower with jets, and custom sink.

But perhaps one of the favorite spots in the house will be the newly constructed four-season sunroom. This is where you can sit back, relax and enjoy the view in just about any weather. Look out over the landscaped lawns, listen to the trickling ponds and take in the waterfront beyond. It is an especially nice place to start the day with a cup of coffee or wind down in the evening.

This property has that wonderful Maine-cottage feeling — comfortable, a little bit quirky in all the right ways, beautifully landscaped and connected to the outdoors. It started as a simple camp and has grown into a home filled with thoughtful touches and plenty of places to enjoy the good things in life.

Come take a look. You may find that Morang Cove is exactly where you've been wanting to be.



46 LYONS RD, LUBEC

PRICE

\$472,900

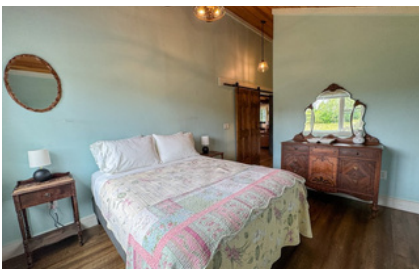
TAXES

\$3,700/2025

1.63± ACRES

BUILT IN 250

1,550± SQFT



HOW FAR TO...



Shopping | Machias, 26± miles



Hospital | Machias, 27± miles



Airport | Bangor, 116± miles



Interstate | I395, 113± miles



City | Calais, 45± Miles



Boston | 344± miles 5 Hours
42 Minutes



Debra Holmes

ASSOCIATE BROKER | REALTOR®



207.461.6473 cell



207.794.6164 office



selllubec@gmail.com



113 W Broadway Lincoln, ME 04457

**Scan to view Debra's
bio and other
listings**

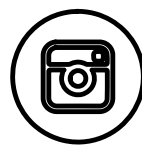


Biography:

I started in the real estate business in 1996 while managing the Mom & Pop store my husband Bill and I owned. I worked my way from sales agent to associate broker to achieving my broker license in 2000. I opened Bold Coast Realty the following year and joined the United Country Real Estate family in 2006. As a native Mainer, I have been sharing my knowledge of small town coastal living for over 25 years, first in my store and then in real estate. I am committed to providing my clients and customers with individualized service; sharing with them my knowledge of the area and the processes needed to achieve their real estate goals. I received The Graduate, REALTOR® Institute (GRI) from the National Association of Realtors, this is the mark of a real estate professional who has made the commitment to provide a high level of professional services by securing a strong educational foundation. I have served in numerous capacities on the local Board of REALTORS and was voted REALTOR® of the year in 2007. I specialize in residential and vacant land sales along the Downeast Maine Coast. Within these special property types I specialize in the second home market as well as helping first time home buyers realize their dream of owning a piece of Maine.



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MUNICIPAL CONTACTS

Police

Washington County Sheriff
911

Fire

Lubec Fire Department
911

Town Office

40 School Street
Lubec, Maine 04652
207-733-2341

Tax Assessor

Marc Perry
207-460-9949
Downeastassessing@gmail.com

Code Enforcement

Alex Henry
207-210-4869
lubecceo@gmail.com



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,370 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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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: 46 Lyons Road, Lubec, Me 04652**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:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☐ No

b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☐ No

If Yes to (a) and/or (b) above, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front of house behind big rock by driveway

Installed by: Shannon Well Drilling

Date of Installation: 1996

USE: Number of persons currently using system: 2

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

Comments: none - never had issue - filled swimming pool and watered gardens and still plenty of water

Source of Section I information: owner

Buyer Initials _____

Page 1 of 8

Seller Initials DS JRS

PROPERTY LOCATED AT: 46 Lyons Road, Lubec, Me 04652**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: knoll next to kitchen wall - riser there (under patio table) OR ☐ UnknownDate installed: 2011 Date last pumped: 2021 Name of pumping company: PrestonsHave you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 2021 Name of company servicing tank: PRESTONS SepticLeach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: beyond tank Installed by: Danny HallDate of last servicing of leach field: not needed Company servicing leach field: n/aHave 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 ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: noneSource of Section II information: owner, HHE200

Buyer Initials _____

Page 2 of 8

Seller Initials DS JRS

PROPERTY LOCATED AT: 46 Lyons Road, Lubec, Me 04652**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	Pellet stove	Heat pump		
Age of system(s) or source(s)	2010+/-	2022+/-		
TYPE(S) of Fuel	pellets	electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	3 ton	part of electric		
Name of company that services system(s) or source(s)	self service	none		
Date of most recent service call	served as needed/yrly			
Malfunctions per system(s) or source(s) within past 2 years	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: owner checks everytime he cleans systemSource of Section III information: owner**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 _____

Page 3 of 8

Seller Initials DS JRS

PROPERTY LOCATED AT: 46 Lyons Road, Lubec, Me 04652~~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:~~**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: noneSource of information: owner**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf 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 ☐ NoResults/Comments: Source of information: **D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf 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 ☐ NoResults/Comments: Source of information: **E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: noneSource of information: ownerBuyer Initials

Page 4 of 8

Seller Initials DSJRS

PROPERTY LOCATED AT: 46 Lyons Road, Lubec, Me 04652**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 ☐ UnknownOther: noneSource of information: owner**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: driveway easement to propertySource of information: owner, deedIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance?

Road Association Name (if known):

Source of information:

Buyer Initials _____

Page 5 of 8

Seller Initials DS JRS

PROPERTY LOCATED AT: 46 Lyons Road, Lubec, Me 04652**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: 1452 Year: _____ (Attach a copy)Comments: AE Zone on direct waterfront, house clearly sits well above the flood stageSource of Section VI information: owner, FEMA MapsBuyer Initials _____ Page 6 of 8 Seller Initials DG JKS

PROPERTY LOCATED AT: 46 Lyons Road, Lubec, Me 04652**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 ☐ UnknownIf Yes, explain: Homestead exemptionIs a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ UnknownIs 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, solar panels, wind turbines): Type: propane tank, satellite dish,From Whom: Propane is RH Foster, Satellite - DishYear Principal Structure Built: 1996 What year did Seller acquire property? 19Roof: Year Shingles/Other Installed: whole roof 2016 and new addition 2025Water, moisture or leakage: noneComments: none

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: NONEElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: 200 AMPHas all or a portion of the property been surveyed? ☐ Yes ☒ No ☐ UnknownIf Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

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

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

☐ Yes ☒ No ☐ UnknownComments: NONE - BUT DID HAVE ORKIN TO RID PROPERTY FOR SPIDERS DUE TO ALERGIES

Buyer Initials _____

Page 7 of 8

Seller Initials DG JRS

PROPERTY LOCATED AT: 46 Lyons Road, Lubec, Me 04652KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWNComments: NONESource of Section VII information: OWNER**SECTION VIII - ADDITIONAL INFORMATION****ORIGINAL BLDG 1996, FIRST ADDITION (KITCHEN/BEDROOM/BATH WAS 2015 NEWEST
ADDITION 2ND BEDROOM AND SUNROOM 2025-6**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.

Daniel Shults
 SELLER _____ DATE _____
Daniel Shults

Jolene R. Shults
 SELLER _____ DATE _____
Jolene R. Shults

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 _____



WARRANTY DEED

DLN:

3094134

CHRISTA H. KEEFE, with a mailing address of 336 Amity Street, Amherst, MA 01002, for consideration paid, grants to DANIEL E. SHULTS and JOLENE R. SHULTS, with a mailing address of 46 Lyons Road, Lubec, ME 04652, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land situated in the Town of Lubec, County of Washington, State of Maine, bounded and described as follows:

Commencing at the intersection of high water mark of Alec's Cove, also known as Alex Cove, and the easterly line of a certain lot or parcel of land conveyed to Woodrow Hall and Jean Hall by deed dated January 23, 1981, and recorded in Book 1131, Page 80 of the Washington County Registry of Deeds, which said point is located by extending a line southerly through two iron stakes marking said easterly line;

Thence easterly along the shore of Alec's Cove at high water mark two hundred fifty feet (250') to a point which would be marked by extending a line southerly through two iron stakes marking the easterly line of the lot herein conveyed;

Thence northerly to the first iron stake and continuing two hundred feet (200'), more or less, to the second iron stake;

Thence westerly two hundred eighty-five feet (285'), more or less, through or toward another iron stake driven in the ground, to said Hall easterly line;

Thence southerly along said Hall line one hundred eighty feet (180'), more or less, to the southerly iron stake marking said Hall line and continuing to high water mark and the point or place of beginning.

Together with an easement twelve feet (12') in width for the purpose of ingress and egress, with or without animals or vehicles, and upon which may be constructed lines for the transmission of power or voice.

ALSO conveying all right, title, and interest to the shore and flats encompassed by extending the westerly and easterly lines of the lot herein conveyed in a southerly direction to low water mark.

This conveyance is made SUBJECT TO an easement from Christa H. Keefe and Clifton A. Patrickson to Orland W. Lyons, dated July 5, 1990, and recorded in Book 1655, Page 156 of the Washington County Registry of Deeds.

Granting also to the Grantees herein, their heirs and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by 33 M.R.S. §773.

For source of title, reference may be made to a deed from Myrtle V. Lyons and Orland W. Lyons to Christa H. Keefe and Clifton A. Patrickson, as joint tenants, dated August 4, 1986, and recorded in Book 1397, Page 188 of the Washington County Registry of Deeds. The Grantor herein is the surviving joint tenant, Clifton A. Patrickson having predeceased her in 2021.

WITNESS my hand and seal this 27 day of August, 2025.

Christa A. Keefe Bg

(Notary)

Christa H. Keefe, by Heather C. Shields,
her attorney-in-fact

STATE OF New Hampshire
COUNTY OF Hillsborough, ss.

On this 27 day of August, 2025, personally appeared the above-named Heather C. Shields, attorney-in-fact for Christa H. Keefe, and acknowledged the foregoing instrument to be her free act and deed.

DALETH B. VALICENTI
Notary Public, State of New Hampshire
My Commission Expires Mar. 12, 2030

Before me,

(Signature)
Notary Public

Daleth Valicenti
Typed or printed name

WARRANTY DEED

I, **OLIVE LYONS**, with a mailing address of 177 River Road, Agawam, Massachusetts, 01001, for ample monetary consideration, the receipt of which is hereby acknowledged, give, grant, bargain and sell to **DANIEL E. SHULTS** and **JOLENE R. SHULTS**, with a mailing address of 1705 Route 9 South Grand Falls, New York 12803, with **Warranty Covenants**, and as **Joint Tenants**, the following described property located in Lubec, Washington County Maine, viz:

The property, together with any buildings and improvements thereon beginning at the northwesterly corner of a certain parcel of property situated in Lubec, County of Washington, State of Maine, more particularly described in a deed of Isabelle M. Moores as guardian to Lorman Murphy and Myrtle V. Murphy dated December 15, 1944, and recorded in Book 401, Page 242 of the Washington County Registry of Deeds and in the deed of Isabelle Moores to Lorman Murphy and Myrtle V. Murphy dated December 15, 1942 and recorded in Book 460, Page 304 of the said Registry, which point is located on the southerly sideline of Lyons Road, so-called; thence in an easterly direction following the southerly line of said Lyons Road a distance of six hundred ninety (690) feet to a point which marks the intersection of the northwesterly corner of the land of Wallace Lyons and a right-of-way; thence in a southwesterly direction along the easterly side of said right-of-way a distance of three hundred sixty-five (365) feet, more or less, to a yellow iron post which is the point of beginning; thence southeasterly one hundred ninety-five (195) feet along the easterly side of said right-of-way; thence northeast sixty-two (62) feet to a point; thence north two hundred eight (208) feet to a point; thence west one hundred sixty-eight (168) feet to the point of beginning.

Meaning and intending to convey that property described in a deed from Wallace Lyons to Orland Lyons and Olive Lyons dated May 13, 1995 and recorded at Book 1998, Page 070 of the Washington County Registry of Deeds. Olive Lyons is the surviving joint tenant.

Granting also to the Grantees herein, their heirs and assigns forever, all rights, privileges, easements and appurtenances belonging to the granted estate as intended by M.R.S.A. Title 33, Section 773.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all of the privileges and appurtenances thereof, to the said Daniel E. Shults and Jolene R. Shults, their heirs and assigns, to them and their use and behoof forever.

TRANSFER TAX PAID

Doc: 14110
BK: 2809 Pg: 183

IN WITNESS WHEREOF, I, Olive Lyons, have hereunto set my hand and seal this
31~~st~~ day of ~~September~~
October in the year of our Lord, 2003.

Klemke
Witness

Olive Lyons
Olive Lyons

STATE OF MASSACHUSETTS

Personally appeared Olive Lyons and made oath that the signing of this instrument is his
free act and deed.

Date: 10/03/03

Klemke
Notary Public

SEAL

Krissy Klemke
Typed/Printed Name of Notary

My commission expires:

MY COMMISSION EXPIRES
AUGUST 14, 2009

Received
Recorded Register of Deeds
Oct 27, 2003 10:00:26A
Washington County
Sharon D. Strout