44± WOODED ACRES

HUNTING | RECREATIONAL PROPERTY | TIMBERLAND

Wood lot	**Lots 17+18 Jr Williams Rd, Wesley**	Rural



$70,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

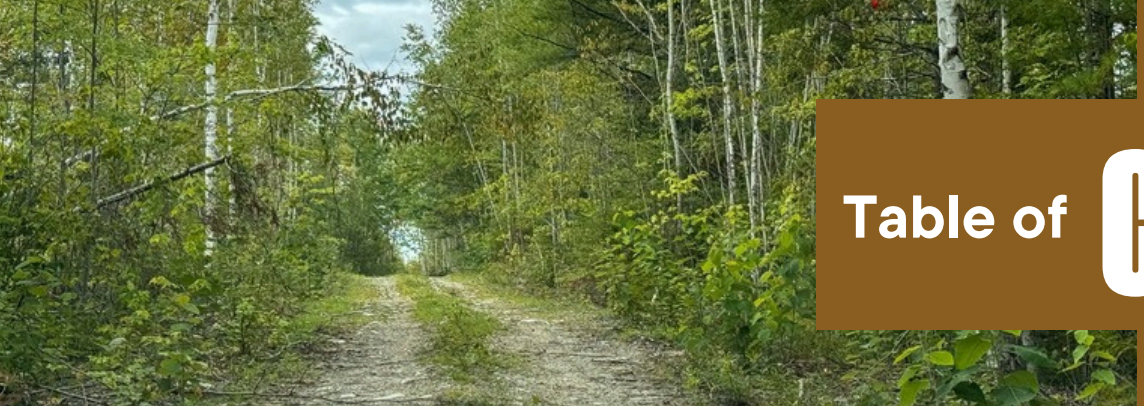


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United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Photography by Mayhem Media

44 wooded acres in the town of Wesley, part of the Winding River Preserve subdivision. This property can be built on or may also be split up a little more should anyone desire to do so. Property has a good gravel road into it and has been cut over, there is still plenty of wood on the lot for anyone to use as firewood, a great place to build a hunting camp or homestead for anyone looking for raw land. Easy access from this lot to ATV trails!



Wesley info: Wesley has a population of about 122 people is large in land size and outdoor activities! If you enjoy a private location and a hassle free lifestyle this may be the spot for your dream home, or just keep it as a hunting location or woodlot. The property is about a half an hours drive out of Machias, 40 minutes to Calais or an hour and 20 minutes to Bangor or Ellsworth.





UTILITIES

TRASH REMOVAL
ANSWER

ELECTRIC COMPANY
ANSWER

HEATING COMPANY
ANSWER

WATER
NONE

SEWER
NONE

INTERNET PROVIDER
ANSWER

There is an abundance of lake access, rivers and streams close by for your water recreation activities, boating, fishing, swimming etc and the ATV trails are "next door" to this property.

Wesley was first settled between 1815 and 1820 and was incorporated in 1833. It was named for John Wesley who was the leader of the English Methodist movement. The town was once a very busy place with multiple saw mills, shingle mills, a barrel mill, stagecoach stops and 5 one room schools at one time! The area was rich in farming, blueberries and logging. The guide business of fishing and hunting were also a big thing in this area and still are.

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



LOTS 17+18 JR WILLIAMS RD, WESLEY

PRICE **$70,000**

TAXES $101/2025

44± ACRES













HOW FAR TO...

- Shopping | Machias, 20± miles
- Hospital | Machias, 20± miles
- Airport | Bangor, 72± miles
- Interstate | Exit 182, 65± miles
- City | Calais, 30± Miles
- Boston | 295± miles 5 Hours



Janine Hawkins

BROKER | REALTOR®

207.263.9089 cell

207.794.6164 office

janine@lifestylepropertiesme.com

113 W Broadway Lincoln, ME 04457

Scan to view Janine's bio and other listings

Testimonial:

"Janine helped us find the perfect home. She is an expert in her field and she absolutely helped us navigate our move to Maine, and familiarized us with the area. We came to think of her as a friend. She has a genuine desire to help her clients make their new house a home. Circumstances for us have changed and we moved. Janine is now getting our listing. She is a person we feel we can trust. She is dedicated and approachable. She is professional yet friendly. No matter what your real estate need is, this is your agent. You can do no better.

She also makes good donuts."

Joel & Lisa Purcell

@uclifestylepropertiesme

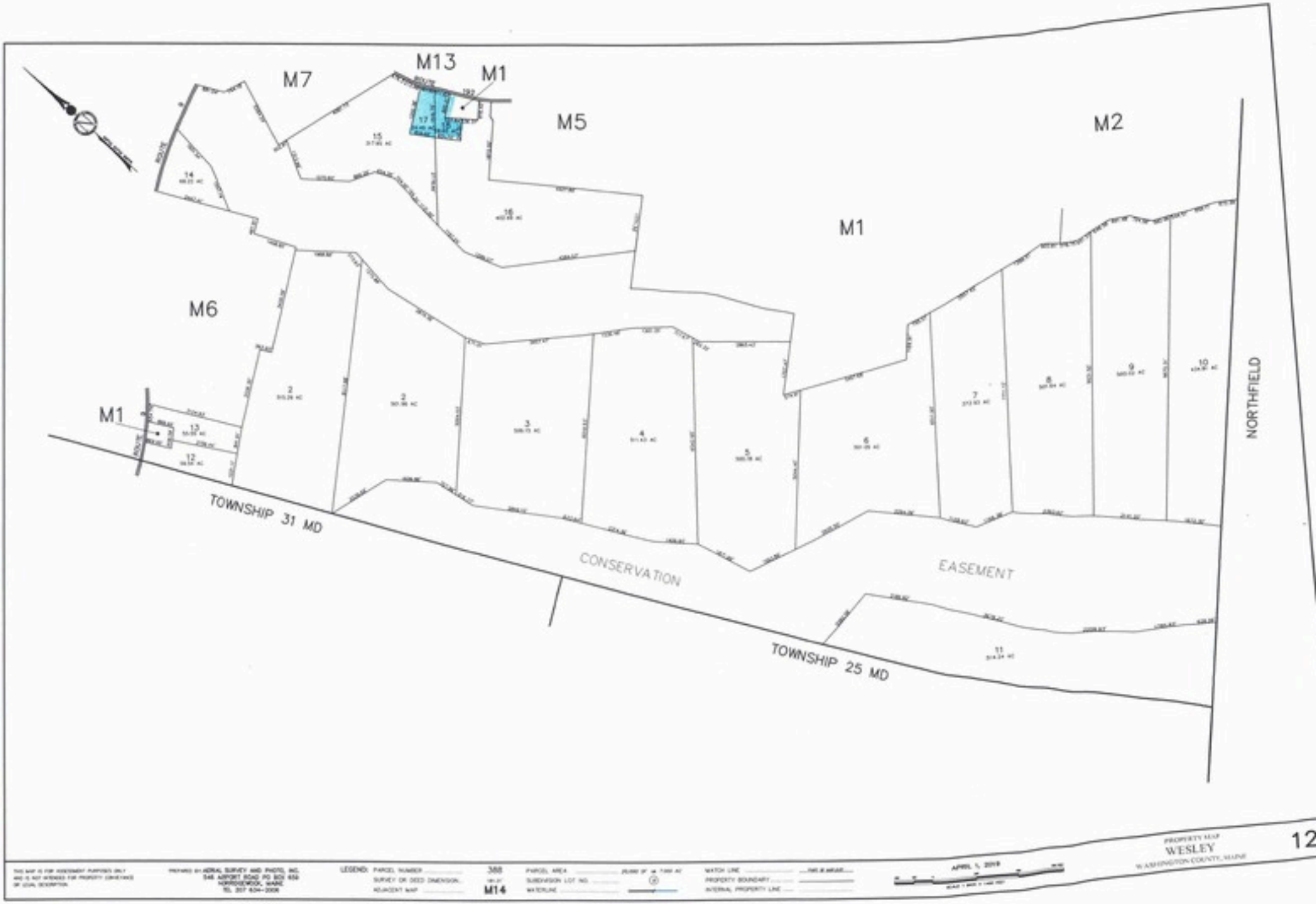
@uclifestylepropertiesme

@lifestyleproperties

@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police	911
Fire	911
Town Office	2 Whining Pines Drive Wesley ME 04686 207-255-0941 Mon 4-7 Wed/Fri 9-2
Tax Assessor	RCS Assessment 207-605-0200 info@RCSassessment.com
Code Enforcement	Betsy Fitzgarald 207-263-5439



PREPARED BY AERIAL SURVEY AND PHOTO, INC.
548 AIRPORT ROAD PO BOX 459
NORRIDGEWOCK, MAINE
TEL. 207 634-2008

LEGEND: PARCEL NUMBER
SURVEY OR DEED DIMENSION
ADJACENT MAP

388
M14

PARCEL AREA
SUBDIVISION LOT NO.
WATERLINE
WATCH LINE
PROPERTY BOUNDARY
INTERNAL PROPERTY LINE

APRIL 1, 2019

PROPERTY MAP
WESLEY
WASHINGTON COUNTY, MAINE

12

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

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*

DigiSign Verified - bed07c8c-da7e-4f00-b38a-f7ec78e7f3f9

PROPERTY LOCATED AT: **Lots 017 & 018 Jr Williams Road, Wesley.**

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: _____

What materials are, or were, stored in the tank(s): _____

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

Comments: **none**

Source of information: **seller/town**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE: ☐ Yes ☐ No ☐ Unknown

Comments: **none**

Source of information: **seller**

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

United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457
Janine Hawkins

DigiSign Verified - bed07c8c-da7e-4f00-b38a-f7ec78e7f3f9

PROPERTY LOCATED AT: **Lots 017 & 018 Jr Williams Road, Wesley,**

SECTION II – 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 ☐ Unknown

If Yes, explain: **ROW on roads/conservation easement**

Source of information: **deed**

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? **Jr Williams is a town road**

Road Association Name (if known):

Source of information: **seller/town**

SECTION III – 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:

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PROPERTY LOCATED AT: **Lots 017 & 018 Jr Williams Road, Wesley,**

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?

FIRMette

Relevant Panel Number: **23029C1100E** Year: **2017** (Attach a copy)

Comments: **none**

Source of Section III information: **FIRMette**

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain:

Source of information: **not on this property but it does come with a conservation easment for the subdivision**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain:

Source of information: **deed**

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

If Yes, explain:

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

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

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

Has the property ever been soil tested? ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available? ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed? ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed? ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **town records**

Additional Information: **Old subdivision survey**

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PROPERTY LOCATED AT: **Lots 017 & 018 Jr Williams Road, Wesley,**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Randy Burke 09/17/2026
SELLER DATE
Randy Burke

Patricia C. Burke 09/16/2026
SELLER DATE
Patricia C. Burke

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure 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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Doc#: 14990
Bk: 3226 Pg: 30

WARRANTY DEED

MAINE WOODLAND PROPERTIES, a Maine corporation with a mailing address of P.O. Box 1039, Portland, ME 04104, for consideration paid, grants to RANDY BURKE and PATRICIA C. BURKE, with a mailing address of P.O. Box 1148, Blowing Rock, NC 28605, as joint tenants, with Warranty Covenants, a certain lot or parcel of land in Wesley, Washington County, Maine, described as follows:

Lot 18 as shown on the "Subdivision Plan of Land of Property Located on Route 9/Route 192 Wesley, Maine" prepared by SGC Engineering, LLC, approved by the Town of Wesley Planning Board on May 22, 2006, and recorded in the Washington County Registry of Deeds in Cabinet 3, Drawer 15, Pages 20 through 30, inclusive (hereinafter collectively the "Plan"). Lot 18 being shown on the portion of the Plan recorded at Pages 22 and 24. The subdivision being known as "Winding River Preserve."

EXCEPTING AND RESERVING to Maine Woodland Properties, its successors and assigns, a right of way over that portion of a 50 foot wide strip of land, centered on Road 82-05-0 as shown on the Plan, as may be located on Lot 18. Said right of way may be used by Grantor, its successors and assigns, in common with Grantees, their successors and assigns, for the purpose of providing access and utility services to Lot 17 and Lot 18 as shown on the Plan. Said rights include the right of Grantor, its successors and assigns, to enter on to the portion of the right of way located on Lot 18 with workers and equipment to construct, install, repair, maintain, and use an access road and utility services.

TRANSFER TAX PAID

ALSO CONVEYING to Grantees, their successors and assigns, a right of way over that portion of a 50 foot wide right of way, centered on Road 82-05-0 as shown on the Plan, as may be located on Lot 17. Said right of way may be used by Grantee, their successors and assigns, in common with Grantor, its successors and assigns, for the purpose of providing access and utility services to Lot 17 and Lot 18 as shown on the Plan. Said rights include the right of Grantees, their successors and assigns, to enter on to the portion of the right of way located on Lot 17 with workers and equipment to construct, install, repair, maintain and use an access road and utility services. Said right of way shall be an appurtenance to Lot 18.

ALSO CONVEYING to Grantees, their successors and assigns, permission to use sand, clay and/or gravel located on Lot 18 for non-commercial purposes of constructing and maintaining roads now existing or hereinafter constructed on said premises, all pursuant to and subject to the conditions set forth in a Permit to Use Sand, Clay and Gravel from International Paper Company to Orland Dwelley & Son, Inc. dated May 20, 2004, recorded in the Washington County Registry of Deeds in Book 2882, Page 116.

ALSO CONVEYING to Grantees, their successors and assigns, as an appurtenance to Lot 18, a 4/68^{ths} undivided and in common interest in and to the parcel of land shown on the Plan as the easterly "Machias River Project Conservation Easement" area, said parcel being bounded on the north by Route 9; on the west by Lot 14, lands now or formerly owned by Donald J. Schuiteman et ux., Kenneth Galloway et ux., Roy A. Turner et ux., Richard A. Carlow, William R. Guptil and Carol Guptil, Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5; on the south by land now or formerly owned by William R. Guptil; on the east by the land now or formerly owned by Wagner Timber, Lot 16, Lot 15, land now or formerly owned by Ronald L. Hawkins and Lynn E. Hawkins, and land now or formerly owned by Ivan W. Hawkins and Camille F. Hawkins.

ALSO conveying to Grantees, their successors and assigns, as an appurtenance to Lot 18, a 4/72^{nds} undivided and in common interest in and to the parcel of land shown on the Plan as the westerly "Machias River Project Conservation Easement" area, said parcel being bounded on the east by Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9 and Lot 10; on the south by the Town of Wesley/Town of Northfield town line; on the west by Lot 11 and the westerly line of the Town of Wesley; and on the north by Lot 2.

EXCEPTING AND RESERVING from the two above described Conservation Easement parcels all so-called meadow lots of record and the appurtenant rights thereto, including but not limited to the following:

1. Meadow lot conveyed to Ellis S. Coffin by deed recorded in the Washington County Registry of Deeds in Book 106, Page 17.

2. Meadow lot conveyed to Samuel Day by deed recorded in said Registry of Deeds in Book 114, Page 202.

3. Meadow lot conveyed to Elizabeth A.R. Spaulding by deed recorded in said Registry of Deeds in Book 147, Page 449.

4. Meadow lot mentioned in indenture between John H. and Granville C. Gray recorded in said Registry of Deeds in Book 124, Page 506.

5. Meadow lot conveyed to John H. and Granville C. Gray by deed recorded in said Registry of Deeds in Book 125, Page 251.

6. Meadow lots conveyed to James Bernard by deed recorded in said Registry of Deeds in Book 135, Page 147.

7. Meadow in Dudley Brook and meadow in Longfellow Brook conveyed to Elizabeth H. Quimby by deed recorded in said Registry of Deeds in Book 175, Page 220.

8. Meadow lot conveyed to Allen B. Hayward by deed recorded in said Registry of Deeds in Book 236, Page 252.

9. Meadow lot now or formerly owned by Cyrus Rollins on so-called Old Stream.

10. Meadow lot conveyed to Paul S. Fallow by deed recorded in said Registry of Deeds in Book 2461, Page 217.

11. Meadow lot conveyed to Patrick Sullivan by deed recorded in said Registry of Deeds in Book 4776, Page 383.

12. Meadow lot conveyed to Victor M. Smith by deed recorded in said Registry of Deeds in Book 342, Page 117.

13. Recreational cabin and site lease granted by S.P. Forests, LLC to Randolph B. Sawyer dated May 1, 2004 (Note: Lease apparently not recorded; reference may be had to S.P. Forests, LLC License No. ME-0901384).

ALSO conveying to Grantees, their successors and assigns, as an appurtenance to Lot 18, the following non-exclusive easements to provide access to the two Conservation Easement parcels described above:

1. A 66 foot wide right of way centered on and over existing Road 09-99-0 and Road 83-04-0, to be referred to as Winding River Preserve Road. Said road extends southwesterly, southerly and southeasterly from Route 9 over Lot 12, land now or formerly of S.P. Forests, LLC, Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, and Lot 10.

2. A 66 foot wide right of way centered on and over existing Road 83-04-8, and its branches to the northwest and southwest, located on Lot 5 and Lot 6 for access to the westerly Conservation Easement parcel.

3. A 66 foot wide right of way centered on and over existing Road 83-04-7 located on Lot 5 for access to the easterly Conservation Easement parcel.

ALSO conveying to Grantees, their successors and assigns, in common with Grantor and with other lot owners, a non-exclusive easement to remove gravel from an existing gravel pit located on Lot 6 on the southerly side of Road 83-04-6 and the northerly side of Lot 7 for the sole purpose of maintaining the existing private ways known as Winding River Preserve Road, Old Stream Road, and New Stream Road as contemplated by the provisions of the Private Way Maintenance Agreement of recent date by and between Grantor and Grantees, to be recorded in the Washington County Registry of Deeds.

LOT 18 IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Conditions, restrictions, and notations set forth on the Plan.

2. Mineral reservation reserved by International Paper Company in its deed to IP Maine Forests L.L.C., dated March 12, 2001, recorded in the Washington County Registry of Deeds in Book 2497, Page 83.

3. Easement from Maine Woodland Properties to the Town of Wesley dated June 27, 2006, recorded in the Washington County Registry of Deeds in Book 3199, Page 78.

4. Any legal rights of others to use existing Road 82-05-0.

5. Terms, conditions, and obligations contained in a Private Way Maintenance Agreement between Grantor and Grantees of recent date, to be recorded in the Washington County Registry of Deeds.

6. Restriction that Lot 18 may not be divided into more than four total lots. Any dividing of Lot 18 shall be subject to the prior receipt of all necessary governmental approvals, including but not limited to approval from the Town of Wesley Planning Board. Any conveyance of the lot conveyed hereby, or any portion thereof, shall also include the conveyance of a proportionate, undivided, and in common interest in the Conservation Easement parcels as an appurtenance to the conveyed lot. Each lot created from Lot 18 shall be subject to the Private Way Maintenance Agreement and the annual assessment called for in said Agreement.

7. Any sand, clay and/or gravel on Lot 18 may not be sold or used for commercial purposes, but may be used for the construction and maintenance of existing or hereinafter constructed roads on the Lot.

8. Effect, if any, of a right of way reserved in a deed from George Walker to Asa T. McRaye, dated October 8, 1883, recorded in said Registry of Deeds in Book 163, Page 472.

9. Any conditions, restrictions, reservations or easements in the deed from Hearst Corporation to Champion International Corporation, dated October 6, 1995, recorded in said Registry of Deeds in Book 2033, Page 1.

10. Right of way terms and conditions of use concerning the granted right of way in T31MD (Road 09-99-0) as set forth in the deed from SP Forest L.L.C. to Orland Dwelley & Son, Inc., recorded in said Registry of Deeds in Book 2882, Page 97.

11. Any timber harvesting on Lot 18 is subject to the option to purchase timber as set forth in the Pulpwood Timber Purchase Option between Orland Dwelley & Son, Inc. and International Paper Company recorded in said Registry of Deeds in Book 2882, Page 122.

12. Effect, if any, of Stud Mill Corridor Easement from SP Forests L.L.C. and International Paper Company to Echo Easement Corridor, LLC recorded in said Registry of Deeds in Book 2886, Page 281.

13. Title to that portion of Lot 18 lying under the westerly half of Route 192.

CONSERVATION EASEMENT PARCELS ARE CONVEYED SUBJECT TO THE FOLLOWING:

1. Conservation Easement, including its terms and conditions therein, from SP Forests L.L.C. and International Paper Company to the State of Maine, acting by and through its Maine Atlantic Salmon Commission, dated September 19, 2003, recorded in said Registry of Deeds in Book 2830, Page 72.

2. Timber Deed from SP Forest L.L.C. to State of Maine, acting by and through its Maine Atlantic Salmon Commission, dated December 19, 2003, recorded in said Registry of Deeds in Book 2830, Page 224.

3. Deed from SP Forests L.L.C. to Orland Dwelley & Son, Inc., recorded in said Registry of Deeds in Book 2882, Page 97, contains the following restrictions:

> "Any portion of the premises subject to said Conservation Easement may not be divided or subdivided by any sale, resale, conveyance, lease, plotting, or otherwise and may only be sold together in their entirety, whether or not said portions are contiguous or non-contiguous."

Being a portion of the premises conveyed by Orland Dwelley & Son, Inc. to Maine Woodland Properties by deed dated June 7, 2006, recorded in the Washington County Registry of Deeds in Volume 3152, Page 207, and re-recorded in said Registry of Deeds in Book 3204, Page 336(with omitted exhibits).

Doc#: 14990
Bk: 3226 Pg: 35

IN WITNESS WHEREOF, Maine Woodland Properties has caused this deed to be duly executed on its behalf this 24 day of November, 2006.

MAINE WOODLAND PROPERTIES

Witness

By: _____
Name: Susan Girouard
Title: Vice President

STATE OF MAINE

Cumberland County, ss. November 21, 2006

Then personally appeared the above named Susan Girouard and acknowledged the foregoing instrument to be her free act and deed in her stated capacity and the free act and deed of said corporation.

Before me,

_____
Notary Public
Printed Name: John Jamieson

SEAL

JOHN A. JAMIESON
Notary Public, Maine
My Commission Expires January 19, 2013

Received
Recorded Register of Deeds
Dec 11,2006 12:27:30P
Washington County
Sharon D. Strout

Doc#: 12544
Bk: 4735 Pg: 290

RELEASE DEED

DLN: _____

RANDY BURKE and PATRICIA C. BURKE, both of Blowing Rock, Watauga County, North Carolina; and EUGENE M. Burke, of Hansford, Kanawha County, West Virginia, grant to MAINE WOODLAND PROPERTIES, a Maine corporation with a place of business in Portland, Cumberland County, Maine, our fractional interest in certain lots or parcels of land known as the "Machias River Project Conservation Easement" areas appurtenant to Lot 18 and appurtenant to Lot 17 as shown on the Subdivision Plan of land located on Route 9/Route 192 in Wesley, Maine prepared for Maine Woodland Properties, recorded in the Washington County Registry of Deeds in Cabinet 2, Drawer 15, Pages 20 through 30 and situate in Wesley, Washington County, Maine, more particularly bounded and described as follows, to wit:

NO TRANSFER TAX PAID

All such fractional undivided and in common interests in and to the parcels of land shown on said Plan as the easterly "Machias River Project Conservation Easement" area and as the westerly "Machias River Project Conservation Easement" area previously conveyed by the Grantee to the Grantor(s) herein by deeds dated November 21, 2006 and recorded in the Washington County Registry of Deeds at Book 3226, Page 30 and at Book 3226, Page 39.

RESERVING to the Grantor(s) herein, however, the following non-exclusive easements to provide access to the two Conservation Easement parcels described above:

1. A 66-foot wide right of way centered on and over existing Road 09-99-0 and Road 83-04-0, referred to as Winding River Preserve Road. Said road extends southwesterly, southerly and southeasterly from Route 9 over Lot 12, land now or formerly of S.P. Forests, LLC, Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9 and Lot 10.

2. A 66-foot wide right of way centered on and over existing Road 83-04-8, and its branches to the northwest and southwest, located on Lot 5 and Lot 6 for access to the westerly Conservation Easement parcel.

3. A 66-foot wide right of way centered on and over existing Road 83-04-7 located on Lot 5 for access to the easterly Conservation Easement parcel.

All numbered Lots and the Conservation Easement parcels referenced above are shown on the Subdivision Plan of land located on Route 9/Route 192 in Wesley, Maine prepared for Maine Woodland Properties, recorded in the Washington County Registry of Deeds in Cabinet 2, Drawer 15, Pages 20 through 30.

Doc#: 12544
Bk: 4735 Pg: 291

Received
Recorded Register of Deeds
Dec 15,2020 11:20:29A
Washington County
Sharon D. Strout

For Grantor(s)' source of title, reference may be had to the deed from Maine Woodland Properties to Randy Burke and Patricia C. Burke, dated November 21, 2006 and recorded in the Washington County Registry of Deeds at Book 3226, Page 30 as to Lot 18 and to the deed from Maine Woodland Properties to Randy Burke and Patricia C. Burke, dated November 21, 2006 and recorded in the Washington County Registry of Deeds at Book 3226, Page 39 as to Lot 17. Eugene M. Burke joins in this deed as the current holder of the mortgage dated November 6, 2009 and recorded in the Washington County Registry of Deeds at Book 3589, Page 41.

WITNESS our hands this 11 day of September, 2020.

SIGNED AND DELIVERED
IN PRESENCE OF:

Dawn Reynolds

Randy Burke

Dawn Reynolds

Patricia C. Burke

Eugene M. Burke

STATE OF NORTH CAROLINA

Watauga, ss.

9-11, 2020

Personally appeared the above-named Randy Burke and Patricia C. Burke and acknowledged the foregoing instrument to be their free act and deed.

Before me,

SEAL

Notary Public/Attorney at Law
Printed name as signed: Dawn Reynolds
Commission expires: 10-22-22