COUNTRY HOME WITH ACREAGE

HUNTING | COUNTRY HOMES

32.19± Acres	**40 Deer Run,Turner**	Dead End Road



$640,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of CONTENTS

03 PROPERTY DETAILS & DESCRIPTION

06 MEET YOUR AGENT

07 MUNICIPAL CONTACTS

08 MAPS

12 PROPERTY DISCLOSURE

20 DEED







United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Tucked away on a quiet dead-end road, 40 Deer Run offers exceptional privacy, beautiful land, and plenty of room to enjoy the outdoors. Built in 2019, the home is situated on approximately 32.19 acres with a mix of productive soils, mature timber, established interior trails, and an approximately two-acre field toward the back of the property.



The land is the true highlight. A vehicle-accessible trail system provides convenient access throughout the acreage, making it easy to explore, maintain, hunt, farm, garden, or keep animals. The property features excellent wildlife habitat and includes an elevated, enclosed hunting blind equipped with two drop-down beds. The seller reports that record-class turkeys have been harvested on the property. Direct access to ATV and snowmobile trails adds even more year-round recreational opportunity.





UTILITIES

TRASH REMOVAL
TURNER TRANSFER STATION
TUE, FRI & SAT, 8:00 AM–3:45 PM

ELECTRIC COMPANY
CENTRAL MAINE POWER (CMP)

HEATING COMPANY
SAIL ENERGY; DEAD RIVER COMPANY

WATER
PRIVATE

SEWER
PRIVATE SEWER

INTERNET PROVIDER
ANSWER

Back at the home, an above ground pool and spacious deck create a great setting for relaxing and entertaining during the warmer months. The insulated basement and garage currently include a workshop with plenty of room for two vehicles, equipment, and storage. This area also offers excellent potential for additional finished living space, subject to any necessary approvals.

Private without being isolated, this property combines a newer home with gorgeous acreage, quality soils, mature woods, and outstanding recreational access. Whether you are looking for a year-round residence, small homestead, hunting property, or simply more land and privacy, 40 Deer Run offers possibilities in every direction.

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



40 DEER RUN, TURNER

PRICE	**$640,000**
TAXES	$3,084/2026
32.19± ACRES	**BUILT IN 2020**
1,369± SQFT	**STYLE RANCH**













HOW FAR TO...

- Shopping | Turner, 1± miles
- Hospital | Lewiston, 11± miles
- Airport | Lewiston, 16± miles
- Interstate | Exit 75, 12± miles
- City | Lewiston, 12± Miles
- Boston | 147± miles 2 Hours 40 Minutes



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

Ann Fernald

@uclifestylepropertiesme

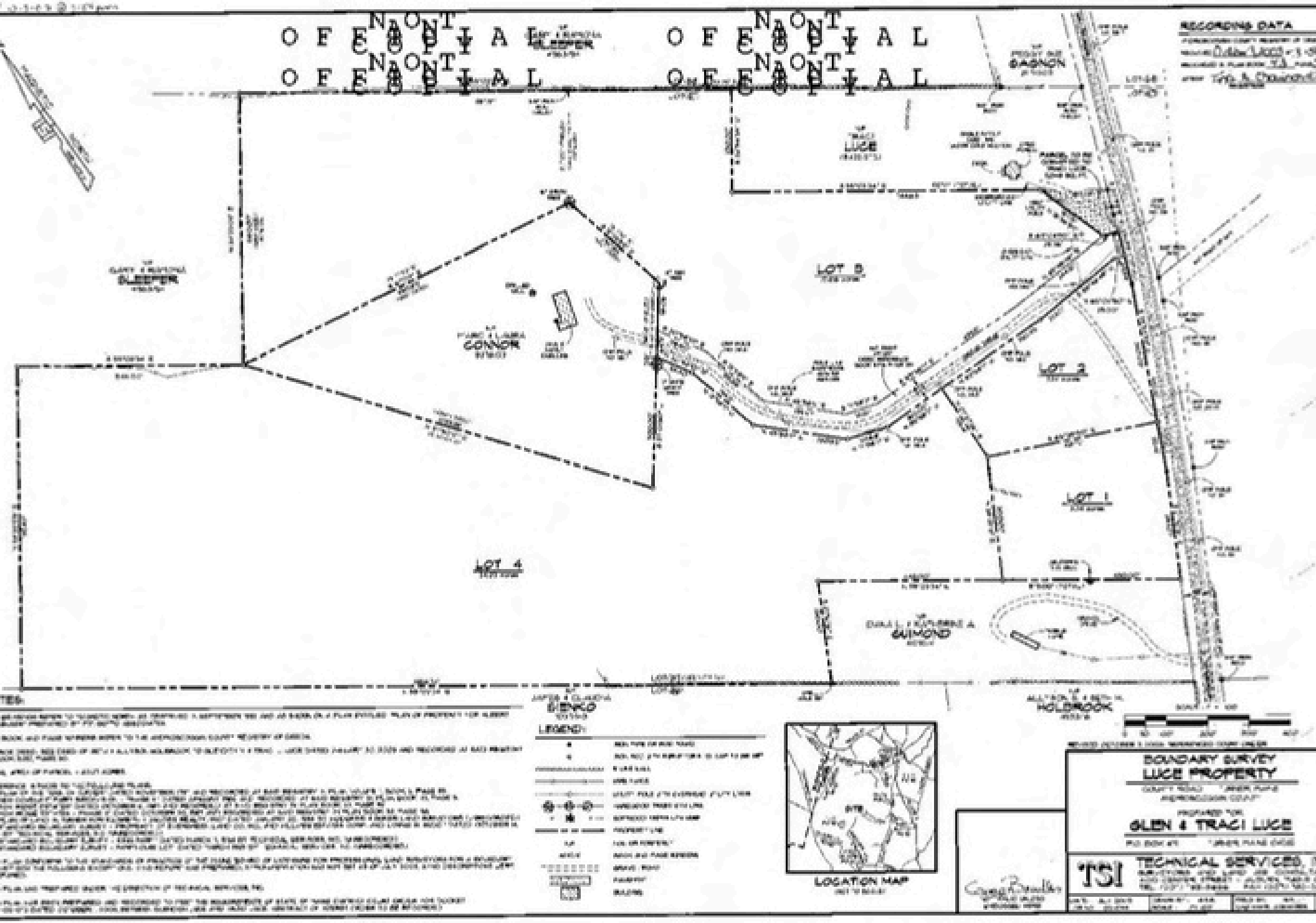
@uclifestylepropertiesme

@lifestyleproperties

@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police	Androscoggin County Sheriff's Office (207) 753-2500
Fire	Turner Fire & Rescue (207) 225-3353
Town Office	11 Turner Center Road, Turner, ME 04282 (207) 225-3414 Mon.–Thurs. 7:30 AM–6:00 PM; Friday closed
Tax Assessor	Turner Tax Assessment (207) 225-3414 assessment information available through Town Office
Code Enforcement	Ross W. Gagne, CEO (207) 225-3414 ross.gagne@turnermaine.com


NOT OFFICIAL
NOT OFFICIAL
NOT OFFICIAL
NOT OFFICIAL
RECORDING DATA
SLEEPER
BASNON
LUCE
CONNOR
LOT B
LOT 2
LOT 1
LOT 4
RAIMOND
HOLBROOK
BENCO
LEGEND:
LOCATION MAP
BOUNDARY SURVEY
LUCE PROPERTY
GLEN & TRACI LUCE
TSI
TECHNICAL SERVICES, INC.

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*

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PROPERTY LOCATED AT: **40 Deer Run, Turner,**

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: **Left side of house**
Installed by: **seller**
Date of Installation: _____

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section I information: **Seller**

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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 side of house** OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

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

_____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Left side of house**

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

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

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

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

_____

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

If Yes, are they available? ..... ☐ Yes ☐ No

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

Comments: _____

Source of Section II information: **Seller**

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PROPERTY LOCATED AT: **40 Deer Run, Turner,**

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	**Pellett Stove**	**Heat pump**		
Age of system(s) or source(s)	**2020**	**2020**		
TYPE(S) of Fuel	**pellets**	**electricity**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**varies depending on use**	**varies depending on use**		
Name of company that services system(s) or source(s)	**none**			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	**none**	**none**		
Other pertinent information	**Home is very easy to heat**	**home is very easy to heat**		

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown
Are any buried? ☐ Yes ☐ No ☐ Unknown
Are all sleeved? ☐ Yes ☐ No ☐ Unknown
Chimney(s): ☐ Yes ☒ No
If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown
Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown
Had a chimney fire: ☐ Yes ☐ No ☐ Unknown
Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown
If Yes, date: _____
Date chimney(s) last cleaned: _____
Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown
Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown
If Yes, date: _____
Comments: _____
Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown
If Yes, are tanks in current use? ☐ Yes ☒ No ☐ Unknown
If no longer in use, how long have they been out of service? _____
If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ Unknown
Are tanks registered with DEP? ☐ Yes ☒ No ☐ Unknown
Age of tank(s): _____ Size of tank(s): _____
Location: _____

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

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	☐ Unknown
In the ceilings?	☐ Yes	☒ No	☐ Unknown
In the siding?	☐ Yes	☒ No	☐ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☒ No	☐ Unknown
Other: _____	☐ Yes	☒ No	☐ Unknown

Comments: _____

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 ☐ Unknown

Are 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 ☐ Unknown

Are 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**

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ☐ Yes ☒ 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: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE 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 ☐ Unknown

If Yes, explain: _____

Source of information: **Deed & Seller**

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? **Seller**

Road Association Name (if known): _____

Source of information: **Seller**

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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: **23001C0182E** Year: **2013** (Attach a copy)

Comments: _____

Source of Section VI information: **Seller, FEMA Flood mapping**

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PROPERTY LOCATED AT: **40 Deer Run, Turner,**

SECTION VII - GENERAL INFORMATION

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

If Yes, explain: _____

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

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

If Yes, explain: _____

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

Year Principal Structure Built: **2020** What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **2020**

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: _____

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: _____

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PROPERTY LOCATED AT: **40 Deer Run, Turner,**

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 [X] 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.

George Cossaboom	09/18/2026	Sally Cossaboom	09/18/2026
SELLER	DATE	SELLER	DATE
George Cossaboom		**Sally Cossaboom**	
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

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Bk 10733 Pg74 #9518
05-07-2021 @ 11:44a

WARRANTY DEED

Maine Statutory Short Form

Know all Persons by these Present,

That I, GEORGE COSSABOOM, of Turner, County of Androscoggin and State of Maine, grant to:

GEORGE COSSABOOM and SALLY COSSABOOM

whose mailing address is 40 Deer Run, Turner, ME 04282, with WARRANTY COVENANTS as joint tenants, certain lots or parcels of land, together with the improvements thereon, situated in the Town of Turner, County of Androscoggin and State of Maine, more particularly described in the Exhibit A attached hereto and made a part hereof.

NO MAINE R.E. TRANSFER TAX PAID

Witness my hand and seal this 3rd day of May, 2021.

Signed, Sealed and Delivered
in the presence of

.....

.....George Cossaboom.....
George Cossaboom

STATE OF MAINE
Cumberland, ss.

May 3, 2021

Then personally appeared before me the above named George Cossaboom and acknowledged the foregoing instrument to be his free act and deed.

.....
Notary Public
Printed Name: Jonathan M. Davis, Esq.
Maine Bar No. 7983
Authorized to take Acknowledgements
Title 4, M.R.S.A. Sect. 1056

EXHIBIT A

Certain lots or parcels of land, together with the improvements thereon, situated in the Town of Turner, County of Androscoggin and State of Maine, more particularly described as follows:

Parcel 1 being all and the same premises as described in deed from Marc G. Connor to George Cossaboom dated August 18, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 9673, Page 230.

Parcel 2 being all and the same premises as described in deed from Laura W. Connor to George Cossaboom dated August 18, 2017 and recorded in the Androscoggin County Registry of Deeds in Book 9673, Page 238.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS