RIVERFRONT LOG CABIN

RIVERFRONT | LOG CABIN | RECREATIONAL PROPERTY

Wild Brook Trout	**M4L13 Arthur RD, Haynesville**	Hunting Land



$185,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

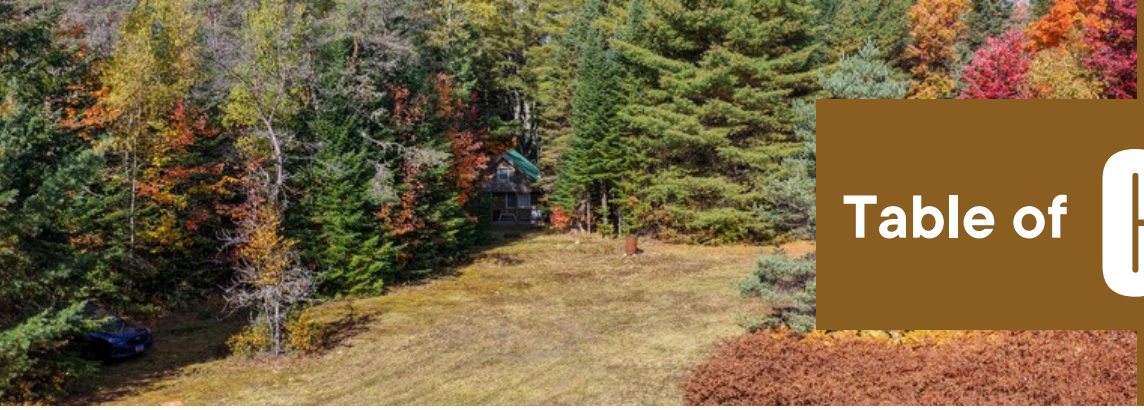


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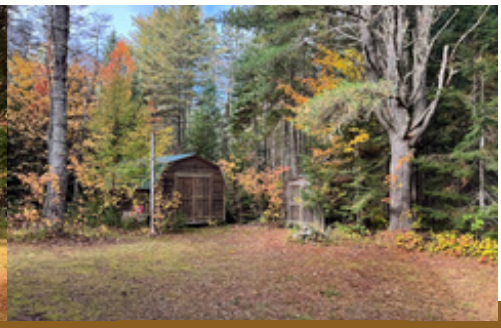
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United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Photography by Mayhem Media

If you're looking for a Maine property where land, livewater, recreation, and privacy come together, this 53.13± acre property in Haynesville needs a closer look. Located in Aroostook County, this property offers approximately 1,936 feet of frontage along the East Branch of the Mattawamkeag River, providing an exceptional setting for outdoor recreation, hunting, fishing, and enjoying the Maine woods.



The property includes a 2003-built, 810-square-foot log cabin with two bedrooms, providing a comfortable base camp while you explore the acreage. The open living area and kitchen measures approximately 14 by 18 feet and a bedroom up and one down for sleeping 4-6 comfortably.



For the outdoor enthusiast, the combination of acreage and river frontage is the real attraction. The land is suitable for many recreational uses, hunting, fishing, ATV riding, paddling and more. This incredibly wild and clean livewater river holds wild brook trout and an occasional Atlantic salmon.



UTILITIES

TRASH REMOVAL
N/A

ELECTRIC COMPANY
N/A

HEATING COMPANY
N/A

WATER
NONE

SEWER
NONE

INTERNET PROVIDER
N/A

The property has approximately 280 feet of road frontage Rte 2A and a long driveway into the property your privacy is guaranteed.

Despite its rural setting, you're not completely isolated. Houlton, where you'll find shopping and the nearest hospital, is approximately 23 miles away, or about 30 minutes. Bangor and Bangor International Airport are approximately 93 miles away, while Interstate 95 is about 24 miles from the property at Exit 302 in Houlton. Boston is approximately 326 miles away, or about 5 hours and 15 minutes.

Listed at $185,000, this is an opportunity to own a substantial piece of northern Maine with river frontage, a log cabin, and plenty of room for recreation and exploration.

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



M4L13 ARTHUR RD,HAYNESVILLE

PRICE	**$185,000**
TAXES	$1,899/2025
53.13± ACRES	**BUILT IN 2003**
810± SQFT	**STYLE CHALET**













HOW FAR TO...

- Shopping | Houlton, 23± miles
- Hospital | Houlton, 23± miles
- Airport | Bangor, 93± miles
- Interstate | Exit 302, 24± miles
- City | Bangor, 93± Miles
- Boston | 326± miles 5 Hours 15 Minutes



Phil McPhail

Designated Broker/Owner | ALC | REALTOR®

207.290.0372 cell

207.794.6164 office

phil2@lifestylepropertiesme.com

113 W Broadway Lincoln, ME 04457

Scan to view Phil's bio and other listings

Testimonial:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future."

Keith Lilly

@uclifestylepropertiesme

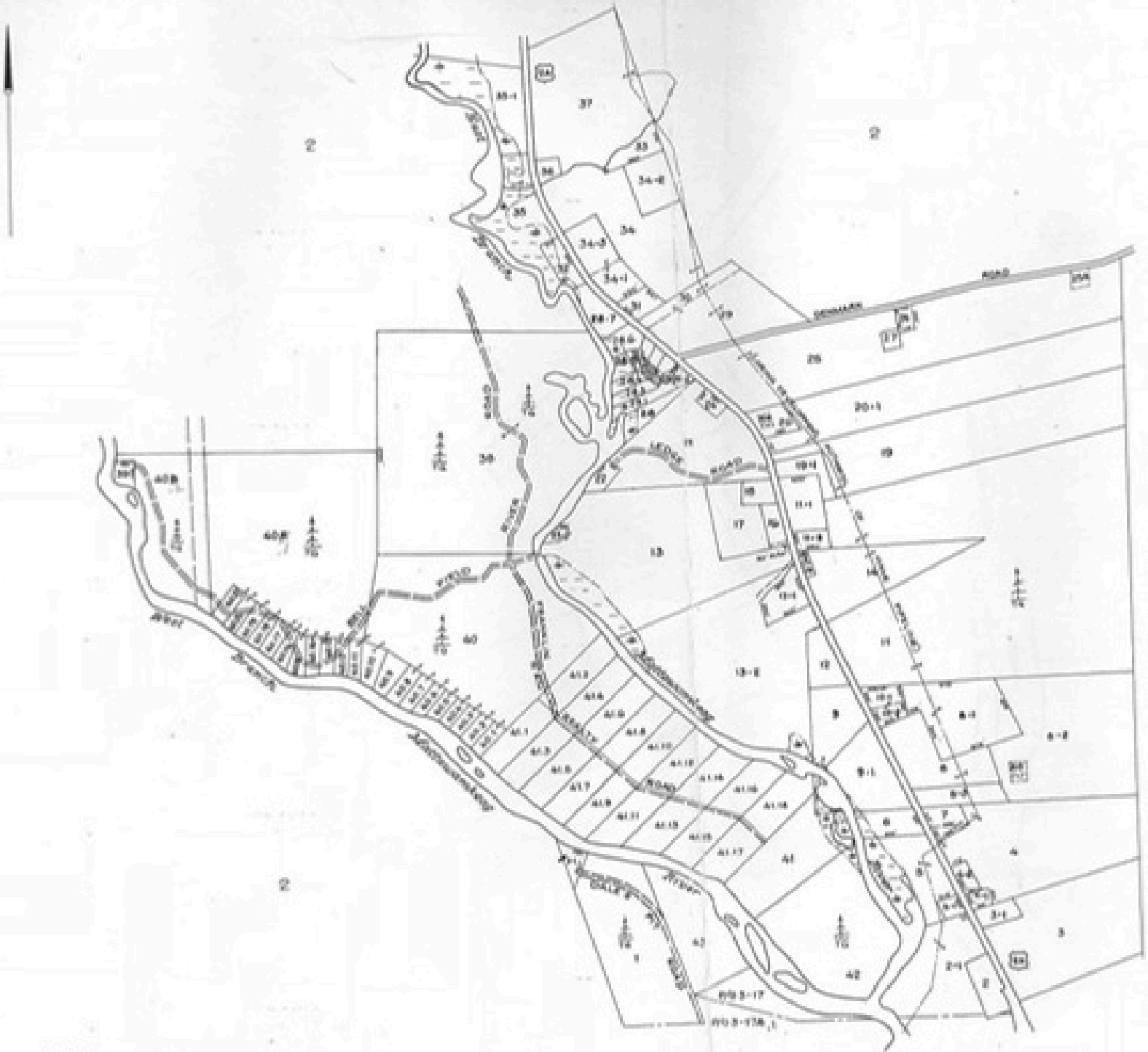
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MUNICIPAL CONTACTS

Police	County Sheriff/StatePolice 911
Fire	Volunteer 911
Town Office	16 Danforth Road, Haynesville, ME 04497 207-448-2239 Tue 7:00 am – 2:30 pm Wed 7:00 am – 2:30 pm Thu 7:00 am – 2:30 pm
Tax Assessor	NA
Code Enforcement	Bruce Hussey - CEO/LPI 207-554-9051



LEGEND

PARCEL NUMBERS 1

ADJACENT MAPS 2

WATER LINE .....

For Assessors Purposes
Not to be used for Conveyance

PROPERTY MAP
TOWN OF HAYNESVILLE
PENOBSCOT COUNTY, MAINE

PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE

SCALE 1 INCH = 500 ± FEET

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: **Off Arthur Rd, Haynesville, ME 04497**

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 **None**

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?

IRRIGATION: (Strike Section if Not Applicable)
INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown
Comments: _____

Source of Section I information: **seller**

Buyer Initials _____ _____ _____ _____ Page 1 of 8 Seller Initials JSR DVR _____ _____

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PROPERTY LOCATED AT: **Off Arthur Rd, Haynesville, ME 04497**

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: **composting toilet**

☐ 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: _____ 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: _____

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: **Off Arthur Rd, Haynesville, ME 04497**

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	**wood stove**			
Age of system(s) or source(s)	**unknown**			
TYPE(S) of Fuel	**wood**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**not used in winter**			
Name of company that services system(s) or source(s)	**none**			
Date of most recent service call	**N/A**			
Malfunctions per system(s) or source(s) within past 2 years	**Stove pipe had to be fixed**			
Other pertinent information	**none**			

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: **N/A**

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: **N/A**

Comments: **N/A**

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: **N/A**

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: **N/A** By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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: **N/A**

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 [X] No [ ] Unknown [ ] Unknown (but possible due to age)

If Yes, describe location and basis for determination: **N/A**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: [ ] Yes [X] No

If Yes, describe:

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: **N/A**

Source of information: **seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] No	[ ] Unknown

Other: **N/A**

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

If Yes, explain: **right of way for access**

Source of information: **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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **owners**

Road Association Name (if known): **none**

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?

N/A

Relevant Panel Number: **N/A** Year: **N/A** (Attach a copy)

Comments: **N/A**

Source of Section VI information: **seller and FEMA website**

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SECTION VII - GENERAL INFORMATION

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

If Yes, explain: **N/A**

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: **N/A**

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: **N/A**

From Whom:

Year Principal Structure Built: **2009** What year did Seller acquire property? **2016**

Roof: Year Shingles/Other Installed: **2009**

Water, moisture or leakage: **none**

Comments: **N/A**

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: **N/A**

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

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

Comments: **N/A**

Electrical: ☐ Fuses ☐ Circuit Breaker ☒ Other: **generator only** ☐ Unknown

Comments: **Tecumseh generator**

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: **N/A**

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PROPERTY LOCATED AT: **Off Arthur Rd. Haynesville, ME 04497**

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

Comments: **N/A**

Source of Section VII information: **seller**

SECTION VIII - ADDITIONAL INFORMATION

new propane refrigerator, camp furniture, 1 generator, and riding lawn mower will convey.

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.

Joseph D. Radlinsky	09/22/2026	Debbi V. Radlinsky	09/22/2026
SELLER	DATE	SELLER	DATE
Joseph D. Radlinsky		**Debbi V. Radlinsky**	
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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Radlinsky, Joseph and

Bk 5613 Pg266 #14067
12-05-2016 @ 03:22p

WARRANTY DEED

DAN C. NORWOOD, with a mailing address of P.O. Box 98, Southwest Harbor, State of Maine, 04679

for consideration paid

grant to JOSEPH D. RADLINSKY and DEBBI V. RADLINSKY, both of 16 Smithfield Ave., Lawrence, State of New Jersey, 08648, with WARRANTY COVENANTS, as JOINT TENANTS

PARCEL I: A certain piece or parcel of real estate situated in the Town of Haynesville, County of Aroostook and State of Maine, bounded and described as follows, to wit:

All right, title and interest in and to so much of the parcel of land described in Warranty Deed dated October 24, 2001 from Janis L. Hanington to Dan C. Norwood and Corey D. Pettegrow and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 3576, Page 86 as situated **NORTH** of a line described as follows:

Commencing at a 5/8" rebar set with plastic cap inscribed PLS #2217 set on the westerly right of way line of Route 2, also known as Military Road, said rebar being south three degrees three minutes eighteen seconds west (S 03° 03' 18" W) of and two hundred eighty and eighty-eight hundredths (280.88) feet distant southerly as measured along the westerly right of way line from a ¾" rebar found marking the southeast corner of the parcel conveyed by Warranty Deed dated January 26, 1993 from Claude Malone to Claude Malone to Donna Malone and recorded in said Registry in Vol. 2535, Page 76; said rebar set also being twenty (20) feet, more or less, northerly of the center of a field road leading across the property of said Dan C. Norwood and Corey D. Pettegrow as recorded in said Registry in Vol. 3576, Page 86 from Route 2 to the East Branch of Mattawamkeag River; thence westerly on a course bearing south eighty-seven degrees forty-six minutes and eighteen seconds west (S 87° 46' 18" W) for a distance of one thousand nine hundred fifty and fifty hundredths (1950.50) feet to a 5/8" rebar with plastic cap inscribed PLS #2217 driven into the ground on the high water mark of the easterly bank of the East Branch Mattawamkeag River, said rebar being further described as being north thirty-seven degrees forty-six minutes and forty-six seconds west (N 37° 46' 46" W) and two thousand four hundred fifty-three and eighty-nine hundredths (2453.89) feet, more or less, northwesterly from the southeast corner of said Dan C. Norwood and Corey D. Pettegrow as recorded in said Registry in Vol. 3576, Page 86; also being south twenty-five degrees two minutes forty-six seconds east (S 25° 02' 46" E) and one thousand two hundred one and eighteen hundredths (1201.18) feet, more or less, southerly of the high water mark at the center of a road that led to a former river crossing on the river at a bend, containing approximately 52.68 acres.

The herein described division line surveyed on April 5, 2002 by Swallow Associates, Land Surveying, 12 Mechanic Street, Houlton, Maine.

ALSO HEREBY CONVEYING to the Grantees, their heirs and assigns, and EXCEPTING AND RESERVING to the Grantor, Corey D. Pettegrow, his heirs and assigns, an easement of right-of-way for access, egress and ingress over an existing field road beginning on the west side of said Military Road and proceeding in a westerly and northwesterly direction to the south line of the aforedescribed and conveyed premises; said field road being set forth on survey entitled "Plan of Proposed Division of Land of Dan C. Norwood and Corey D. Pettegrow, Haynesville, Maine" dated March 18, 2002 by Kilburn B. Swallow, Land Surveyor.

Being the same premises conveyed by Warranty Deed dated November 1, 2002 from Dan C. Norwood to Dan C. Norwood and Pamela B. Norwood and recorded in said Registry in Vol. 3727, Page 283. Dan C. Norwood being the sole surviving joint tenant, the said Pamela B. Norwood having died on May 6, 2012.

PARCEL II: A certain lot or parcel of land, together with all buildings and improvements thereon, situated in the Town of Haynesville, County of Aroostook and State of Maine, and being a part of the premises conveyed to Lloyd E. Carr and Dora C. Carr by Laura A. Turner by deed dated February 26, 1946 and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 570, Page 472, described as follows: Beginning at an iron pipe driven into the ground on the easterly bank of the East Branch of the Mattawamkeag River at a point approximately four hundred nineteen (419) feet southerly from the northwest corner of said lot conveyed by the said Laura Turner to Lloyd E. Carr and Dora C. Carr; thence southerly down along said river one hundred fifty-six (156) feet to an iron post driven into the ground on the easterly bank of said river; thence easterly at right angles to said river a distance of one hundred fifty (150) feet; thence northerly and parallel with said river one hundred fifty-six (156) feet; thence westerly at right angles one hundred fifty (150) feet to the place of beginning.

Also hereby conveying to the Grantees, their heirs and assigns, a right of way for travel by the ordinary means of travel, in common with Lloyd E. Carr and Dora C. Carr, their heirs and assigns, leading from the main highway across the land of said Carrs to the herein conveyed premises.

Being the same premises conveyed by Warranty Deed dated August 11, 2006 from Lee I Higgins to Dan C. Norwood and Pamela B. Norwood and recorded in said Registry in Vol. 4323, Page 30. Dan C. Norwood being the sole surviving joint tenant, the said Pamela B. Norwood having died on May 6, 2012.

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

The Grantor hereby certifies that this transfer is for adequate and full consideration in money or monies worth.

IN WITNESS WHEREOF, DAN C. NORWOOD has hereunto set his hand and seal this 23RD day of November, 2016.

Signed, Sealed and Delivered
in the presence of

Witness DONALD TAGGART

DAN C. NORWOOD

MAINE TRANSFER TAX PAID

STATE OF MAINE
COUNTY OF Hancock

November 23, 2016

Personally appeared the above-named DAN C. NORWOOD and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Printed Name:

Marilyn J. Lowell
Notary Public
State of Maine
My Comm. Exp. 1-12-2021

Received
AROOSTOOK SS
MELISSA L. RICHARDSON, REGISTRAR