

# WILDERNESS ESCAPE

LOG HOME | RECREATIONAL | SUSTAINABLE

10.9± Acres

MAP SO035 PLAN 01 LOT 1.21  
Attean Twp, Maine

1,100± Ft Water Frontage



**\$399,000**

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**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Escape to the wild beauty of Maine's North Woods with this one-of-a-kind off-grid retreat on Big Wood Lake in Attean Township, just outside Jackman, ME. Set on 10.9± private acres with over 1,100 feet of pristine lake frontage, this handcrafted River Bend Cedar Log cabin offers unmatched seclusion and direct access to one of the most scenic, untouched regions in Maine. Accessible only by boat in summer and snowmobile in winter, this property delivers the kind of peace and privacy that's nearly impossible to find today.

Thoughtfully designed and fully furnished for immediate enjoyment, the cabin is powered by a solar system, draws fresh water directly from the lake, and features a composting toilet with propane hot water for comfortable, self-sufficient living. You'll also enjoy deeded parking and a private beach/boat launch in nearby Jackman — just a 15-minute boat ride or quick snowmobile trip when the lake is frozen.

Surrounded by mountains, evergreens, and abundant wildlife, this is the ideal retreat for anyone seeking a true wilderness experience without sacrificing comfort. Whether you're looking for a quiet escape, a family getaway, or a trophy waterfront property, this cabin embodies the best of remote Maine living — pure water and endless recreation.







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of Maine**



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# MAP SO035 PLAN 01 LOT 1.21, ATTEAN TWP

PRICE

**\$399,000**

TAXES

\$2,018.98/2025

SQFT

800

BUILT IN

2007

## HOW FAR TO...



Shopping | Jackman, 15 min boat ride



Hospital | PCHC, 1± miles



Airport | Bangor, 120± miles



Interstate | Bangor, 120± miles



City | Bangor, 120± Miles



Boston | 268± miles



KITCHEN



LIVING ROOM



BED ROOM





# Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Spencer's bio and  
other listings



## Testimonial:

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

***Ann Fernald***



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# MUNICIPAL CONTACTS

## Police

Maine State Police  
(207) 973-3700  
911

## Fire

Jackman Fire Dept.  
911

## Town Office

369 Main St  
(207) xxx-xxxx

## Tax Assessor

State

## Code Enforcement

State



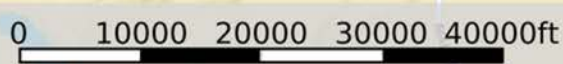
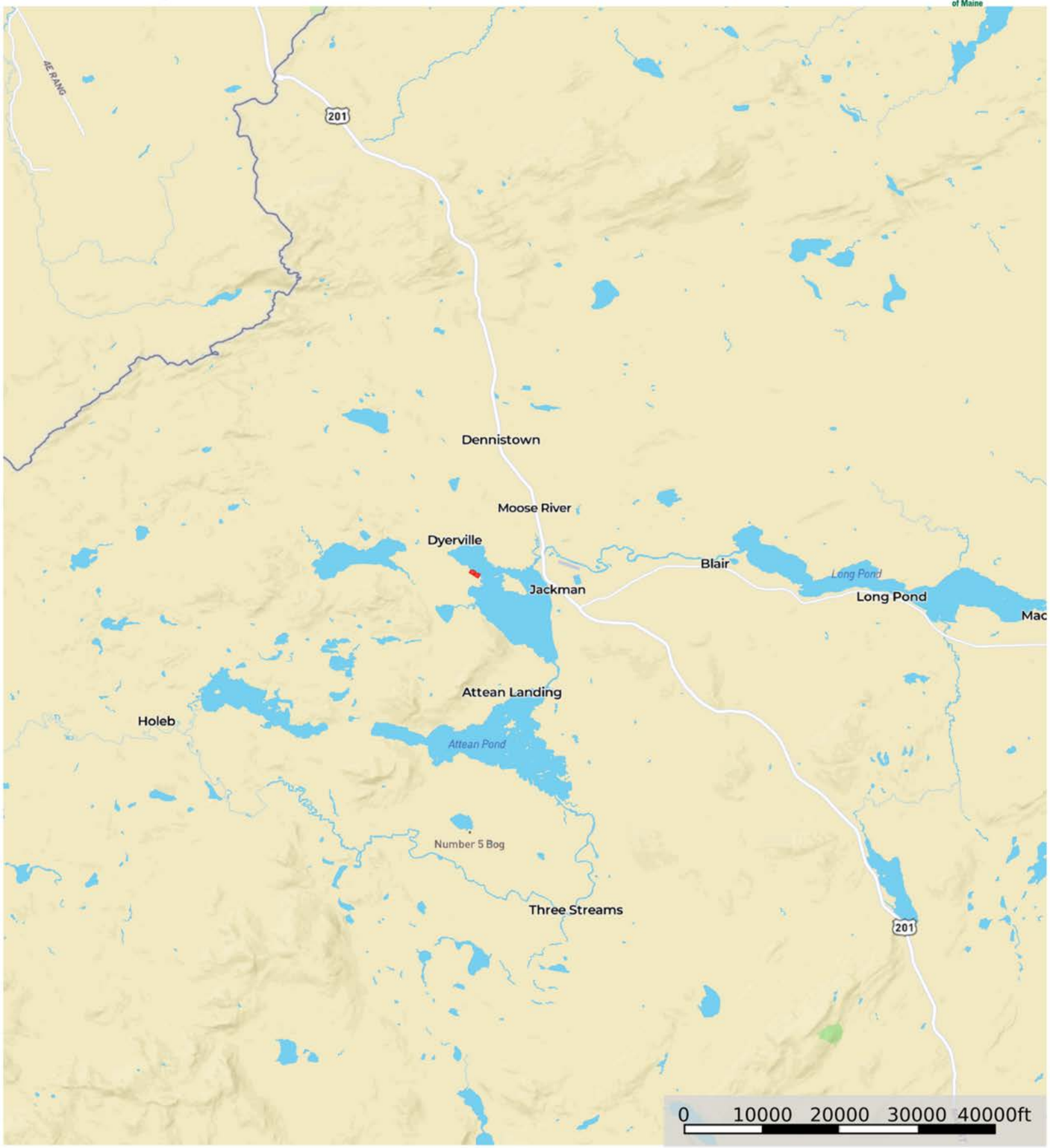
**Attean Township - 10.9 +/- acres Big Wood Pond**  
Somerset County, Maine, 10.9 AC +/-



Boundary

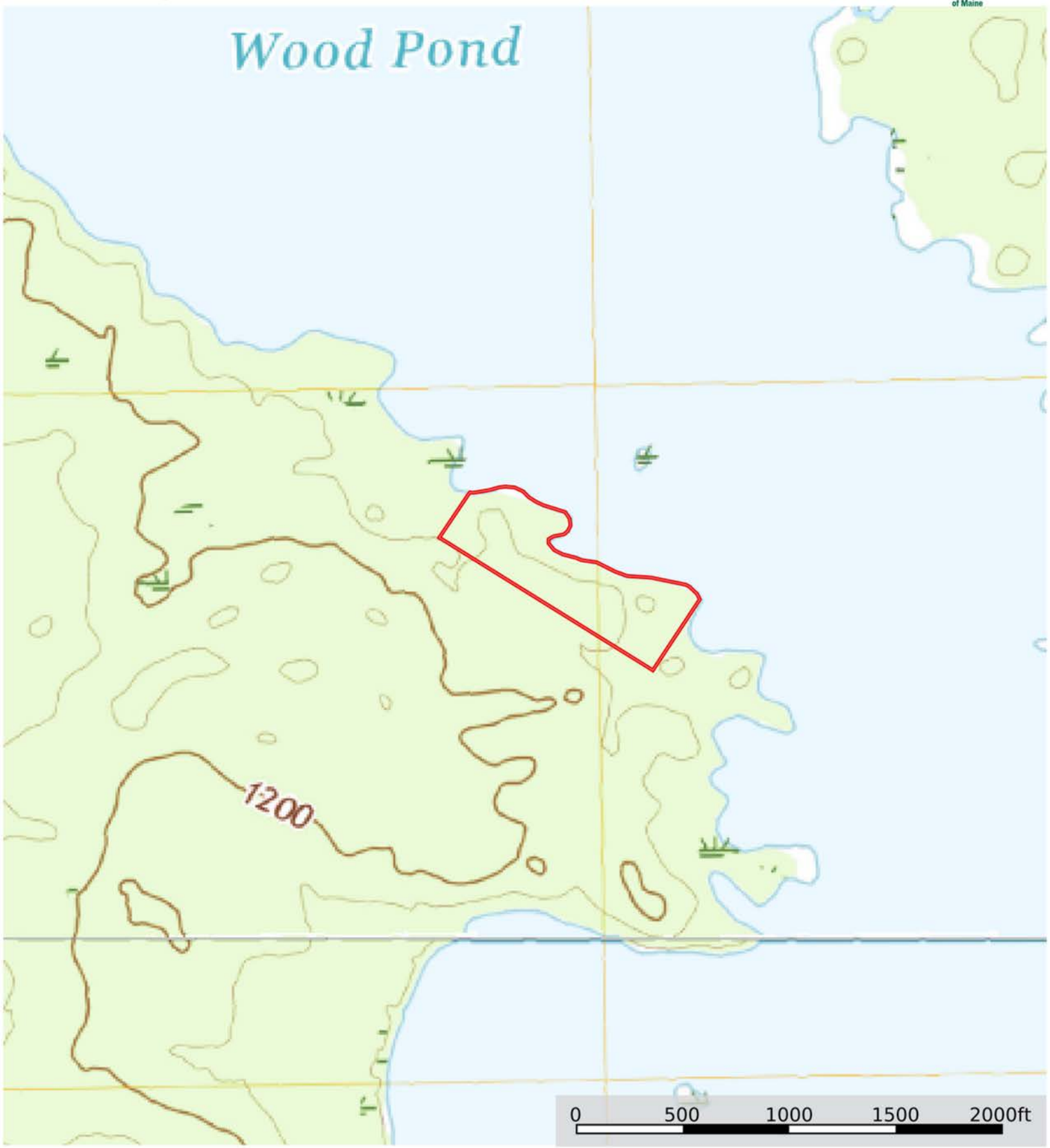


**Attean Township - 10.9 +/- acres Big Wood Pond**  
Somerset County, Maine, 10.9 AC +/-





**Attean Township - 10.9 +/- acres Big Wood Pond**  
Somerset County, Maine, 10.9 AC +/-





PROPERTY LOCATED AT: MAP SO035 PLAN 01 LOT 1.21, Attean Township, ME**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 Lake drawn

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: N/A 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: N/A

Installed by: N/A

Date of Installation: N/A

USE: Number of persons currently using system: N/A

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

Comments: \_\_\_\_\_

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials MH SH



PROPERTY LOCATED AT: MAP SO035 PLAN 01 LOT 1.21, Attean Township, ME**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Quasi-Public **Composting Toilet** ☐ 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**Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: \_\_\_\_\_Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_Location: \_\_\_\_\_ OR ☐ UnknownDate installed: N/A Date last pumped: N/A Name of pumping company: N/AHave you experienced any malfunctions? ..... ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: N/A Name of company servicing tank: \_\_\_\_\_Leach Field: ..... ☐ Yes ☒ No ☐ UnknownIf Yes, Location: N/ADate of installation of leach field: N/A Installed by: N/ADate of last servicing of leach field: N/A 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 ☐ Unknown

Comments: \_\_\_\_\_

Source of Section II information: **Seller**

Buyer Initials \_\_\_\_\_

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Seller Initials **MH** **SH**



PROPERTY LOCATED AT: MAP SO035 PLAN 01 LOT 1.21, Attean Township, ME**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	<b>None</b>			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
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 ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/A

Comments: \_\_\_\_\_

Source of Section III information: **Seller****SECTION IV - HAZARDOUS MATERIAL**

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

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are tanks in current use? ..... ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? \_\_\_\_\_

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ UnknownAre tanks registered with DEP? ..... ☐ Yes ☒ No ☐ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

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Seller Initials MH SH



PROPERTY LOCATED AT: MAP SO035 PLAN 01 LOT 1.21, Attean Township, MEWhat materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: Seller**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ UnknownIn the ceilings? ..... ☐ Yes ☒ No ☐ UnknownIn the siding? ..... ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ..... ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ..... ☐ Yes ☒ No ☐ UnknownOther: ..... ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: Seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☐ Yes ☒ No

Results/Comments: \_\_\_\_\_

Source of information: Seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☐ Yes ☒ No

Results/Comments: \_\_\_\_\_

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

Comments: \_\_\_\_\_

Source of information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials MH SH



PROPERTY LOCATED AT: MAP SO035 PLAN 01 LOT 1.21, Attean Township, ME**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 ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: \_\_\_\_\_

Source of information: Seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - ACCESS TO THE PROPERTY**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, explain: Access/rights to parking at the Moose River Campground as well permanent boat tie off at the gravel boat rampSource of information: Deed and SellerIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☐ Yes ☒ No ☐ UnknownIf No, who is responsible for maintenance? owner

Road Association Name (if known): \_\_\_\_\_

Source of information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials MH SJ



PROPERTY LOCATED AT: MAP SO035 PLAN 01 LOT 1.21, Attean Township, ME**SECTION VI – FLOOD HAZARD**

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

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

If Yes, indicate the dates of each claim: \_\_\_\_\_

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

If Yes, indicate the date of each payment: \_\_\_\_\_

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

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

Relevant Panel Number: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: \_\_\_\_\_

Source of Section VI information: **FEMA Mapping**

Buyer Initials \_\_\_\_\_

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Seller Initials MHSH



PROPERTY LOCATED AT: MAP SO035 PLAN 01 LOT 1.21, Attean Township, ME**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

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ..... ☐ 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: N/AYear Principal Structure Built: 2007 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: \_\_\_\_\_

Water, moisture or leakage: None

Comments: \_\_\_\_\_

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 ☒ No

Comments: \_\_\_\_\_

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: \_\_\_\_\_

Has 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 ☐ Unknown

Comments: \_\_\_\_\_

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: SellerBuyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials MH SJ

PROPERTY LOCATED AT: MAP SO035 PLAN 01 LOT 1.21, Attean Township, ME

**SECTION VIII - ADDITIONAL INFORMATION**

Fully furnished 1 bed, 1 bath cabin with a large loft (room for extra beds), updated solar, lake-drawn water, gas lights, stove, and hot water. Sale includes a 14' aluminum boat with 20hp Honda outboard, 2002 Bombardier snowmobile, canoe, ladder, and more. Deeded parking rights for upto 6 vehicles at Moose River Campground. Permanent boat tie-off at the gravel boat ramp.

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.

Mitchell Harden 10/17/2025  
SELLER DATE  
**Mitchell Harden**

Serena Harden 10/17/2025  
SELLER DATE  
**Serena Harden**

\_\_\_\_\_  
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



TRANSFER TAX PAID

**WARRANTY DEED**  
DLN: 1002140139042

**ALISON B. TRUESDALE**, of Yarmouth, Maine, **AND ANNE T. TRUESDALE**, of Durham, North Carolina, for consideration paid, grant to **MITCHELL HARDEN AND SERENA HARDEN**, with a mailing address 1399 Hornall Road, White Bluff, TN 37187, as joint tenants, with Warranty Covenants, a certain lot or parcel of land situated in Attean Township (T5, R1, NBKP), Somerset County, State of Maine, being bounded and described as follows, to wit:

LOT GS:

Beginning at a 34 inch 5/8" iron rebar set with yellow plastic cap, inscribed "John Pickett, PLS 351", which rebar is two thousand two hundred twenty-one and twenty-six hundredths (2,221.26') feet S 33 52'34" W of Point CPA on the Lowell & Company Associates Survey, dated February 9, 1994, and which plan is recorded at Somerset County Registry of Deeds in Plan File B-96-132; thence following the highwater mark in a general southwesterly direction to the second point that the highwater mark intersects a line between the point of beginning and a second iron rebar set S 40 degrees 00'00" W a distance of four hundred (400.00) feet from the point of beginning; thence following the above mentioned line to the second iron rebar; thence N 47 38'49" W a distance of one thousand one hundred eighty-two and forty-three hundredths (1,182.43) feet to a third iron rebar set; thence N 40 degrees 00'00" E a distance of four hundred (400.00') feet to a second iron rebar set in the shore on Wood Pond; thence following the highwater mark in a general southeasterly direction to the iron rebar marking the point of beginning and the distance between the second iron rebar set on the shore of Wood Pond and the point of beginning being one thousand one hundred eighty-two and forty-three hundredths (1,182.43) feet along a tie line whose bearing is S 47 degrees 38' 49" E.

Reference is also made to the above-mentioned survey recorded in the Somerset County Registry of Deeds in Plan File B-96-130 and B-96-132 for a further description of the above described lot.

Said parcel contains 10.9 acres, more or less, and is identified as GS-Gourde South.

Lot GS-Gourde South is part of a subdivision approved pursuant to Maine Land Use Regulation Commission Subdivision Permit SP 3244 which is recorded in the Somerset County Registry of Deeds. Use of this lot is subject to applicable conditions of that Subdivision Permit approval and of the Concept Plan for the Lands of Lowell & Co. Timber Associates in Attean Township and Dennistown Plantation, approved on July 1, 1993, with the amendments thereto.

No building or other such construction may be undertaken on any lot without first obtaining an approved Building Permit from the Maine Land Use Regulation Commission.

All dwellings and campsites must be set back a minimum of 100 feet from, the normal high water mark of all waterbodies, 50 feet from any access roads and rights-of-way, and a minimum of 15 feet from all other property boundary lines or as further restricted under the Concept Plan for the Lands of Lowell & Co. Timber Associates in Attean Township and Dennistown Plantation.

No lot shall be further divided or reconfigured without the written approval of the Maine Land Use Regulation Commission in accordance with 12 M.R.S.A. Section 681 et seq. and applicable requirements of the Commission, including the Concept Plan for the Lands of Lowell & Co. Timber Associates in Attean Township and Dennistown Plantation.

There is also conveyed to the Grantees, their heirs and assigns, non-exclusive parking rights for up to six (6) motor vehicles to be used in common with others at the Jackman Landing, so-called, in and on property of Lowell & Co. Timber Associates as acquired by it from Stephen C. Coleman by his deeds dated October 6, 1993 and March 6, 1995, which are recorded in the Somerset County Registry of Deeds in Book 1937, Page 112, and in Book 2083, Page 112, respectively.

There is also hereby conveyed easements for access to the parking area for ingress and egress for people and motor vehicles from Route #201, so-called, and as more fully described in the aforesaid deeds from Stephen C. Coleman, together with access from said parking area to the Moose River, which will also be used in common with others for purposes of ingress and egress which runs over lands, now or formerly of C. Charles Lumbert, Jr. and by his deed of March 6, 1995, recorded in said Registry in Book 2083, Page 115.

Reference is also made to the Boundary and Right of Way plan for Jackman Landing prepared by Pickett Land Survey, Inc. on January 25, 1995, and which has been recorded in said Registry in Plan File 95-16 for detailed information of the rights of way.

Being the same premises as described in the deed from Rick B. Clowry and Rodena Clowry to Alison B. Truesdale and Anne T. Truesdale, dated January 14, 2005, and recorded in Book 3435, Page 145 of the Somerset County Registry of Deeds.

WITNESS our hands and seals this 7th day of April, 2021.

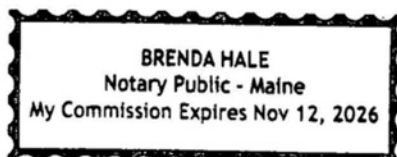
Alison B. Truesdale  
Alison B. Truesdale

STATE OF Maine

COUNTY OF Cumberland

April 7, 2021

Personally appeared the above named Alison B. Truesdale and acknowledged the foregoing instrument to be her free act and deed.



Before me,

Brenda Hale  
Notary Public  
Brenda Hale  
(Print Name and Affix Seal)

SEAL






Anne T. Truesdale

STATE OF NCCOUNTY OF OrangeApril 6, 2021

Personally appeared the above named Anne T. Truesdale and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public

**ELLEN BIRMINGHAM**  
Notary Public  
Alamance Co., North Carolina  
My Commission Expires Mar. 26, 2025

  
(Print Name and Affix Seal)



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:

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



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**Allen LeBrun**, *Previous Client*