

# LAKEFRONT HOME

COASTAL | COUNTRY HOME | LAKEFRONT

2.14± Acres

24 Deer Point Rd West  
Robbinston, Maine

Open Layout



**\$499,900**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)

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**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Situated on 200 feet of Howard Lake shoreline, this fully furnished cottage connects you to the wild and tranquil duality of nature in Washington County, Maine. Sightings of deer, loons, eagles, and even moose are common while the calming, panoramic vista of water and woods ensures your immersion in privacy and peace.

When entering this solid, well-built home, your eyes are drawn to the view of the lake from a sun-filled sitting room, inviting you to grab a book while lounging on the daybed. The first floor open-concept layout includes a living area, dining room, and fully equipped kitchen. On cooler evenings, take the chill out of your bones with the Vermont Castings direct-vent propane stove with the quick flip of a switch! Snuggle up on the water-side deck while watching the sunset in the evenings, and come back out in the morning to sip coffee and watch the sunrise. For ease of living, there's a bedroom on the ground level directly across from a full bathroom (or move the washer/dryer in for a spacious utility room!). On the second level, a partial bath divides the spacious master bedroom (with walk-in closet) from yet another bedroom/home office.



Outside, pine trees and native plants surround a gazebo on the water's edge. Gardeners will appreciate the outdoor sink and substantial hillside garden plots. Two outbuildings provide extra storage space for your outdoor toys (canoes, kayaks, snowmobiles) or convert it into additional sleeping quarters. The dark, clear evening sky is excellent for star gazing over the lake. The principal fishery in Howard Lake is small mouthed bass, brook trout, and pickerel.

Robbinston Maine is located just 20 minutes to the border town of Calais where you will find all of the amenities you might want or need. There are several grocery stores, a major big-box store, dollar store, hospital, restaurants, community college, and two international boarding stations for entry into Canada. The area is replete with natural beauty and history. During the mid-19th century, Robbinston was a last stop for the Underground Railroad due to its proximity to Canada. Come spend some downtime here; you'll want to stay!



**Lifestyle  
Properties  
of Maine**





# 24 DEER POINT RD WEST, ROBBINSTON

PRICE **\$499,900**

TAXES \$4,197.71/2025

SQFT 1,192 BUILT IN 2017

## HOW FAR TO...



Shopping | Calais, 15± min



Hospital | Calais, 15± min



Airport | Bangor, 1.5± hrs



City | Bangor, 1.5± hrs



Boston | 331± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Suzanne Barrett

BROKER | ALC | REALTOR®



207.271.8777 cell



207.794.6164 office



suzanneuclp@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Suzanne's bio and  
other listings



## Biography:

Having spent the summers of her youth in Lubec, Suzanne realized her dream of residing in Washington County after graduating law school in 2001. Her daughter followed suit and landed in Saco, where Suzanne's three grandchildren reside. Needless to say, she is frequently on the road traveling back and forth to visit. It only expanded her love for Maine and allowed for further exploration of the eclectic Maine coastline. Taking a hiatus from real estate brokerage in 2007, Suzanne built a successful law practice and with her husband Jake, real estate investment venture. She is returning now to share her experience, skill and adoration for Maine in the form of real estate brokerage. Whether scouting properties for buyers or promoting them for sellers, you'll undoubtedly converse about gardening strategies, maybe gleaning, and anything pertaining to grandchildren and rescue animals (especially Brin, her rescue). Need yoga? Suzanne's a certified yoga instructor and can help you engage in practice with yoga circles, mindfulness, and personalized instruction. It's all here in Maine. Live where you'd vacation!



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



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# MUNICIPAL CONTACTS

## **Police**

Maine State Police  
911

## **Fire**

Robbinston Fire Dept.  
207-214-2835  
911

## **Town Office**

904 US Rt 1  
207-454-3220  
Monday and Tuesday, 5-7 pm

## **Tax Assessor**

Keri Barnard  
207-271-5477

## **Code Enforcement**

Andrew Snowman  
207-214-6300

# Robbinston - 24 Deer Point Rd West

Maine, AC +/-



 Boundary

# Robbinston - 24 Deer Point Rd West

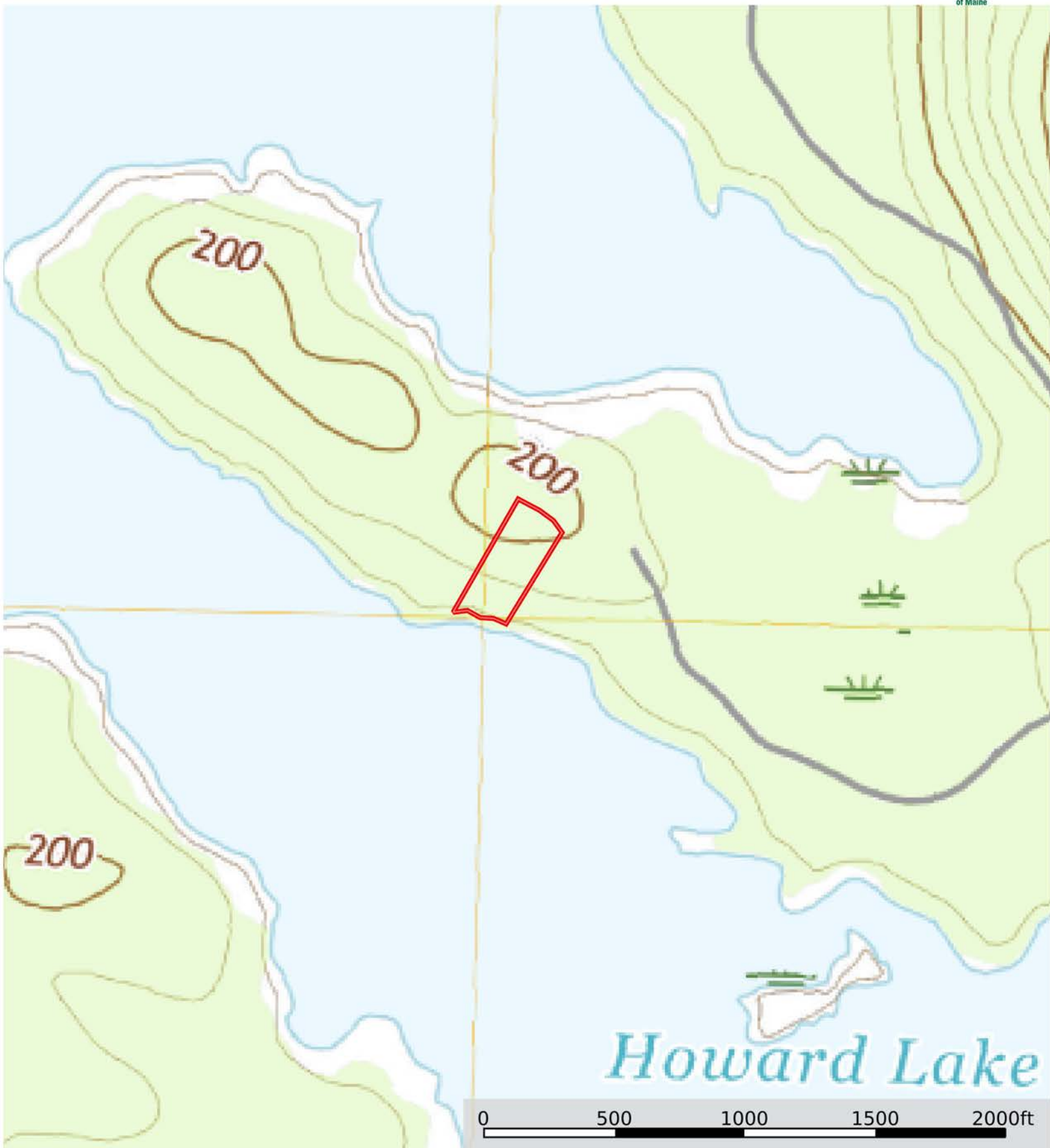
Maine, AC +/-



Boundary

# Robbinston - 24 Deer Point Rd West

Maine, AC +/-

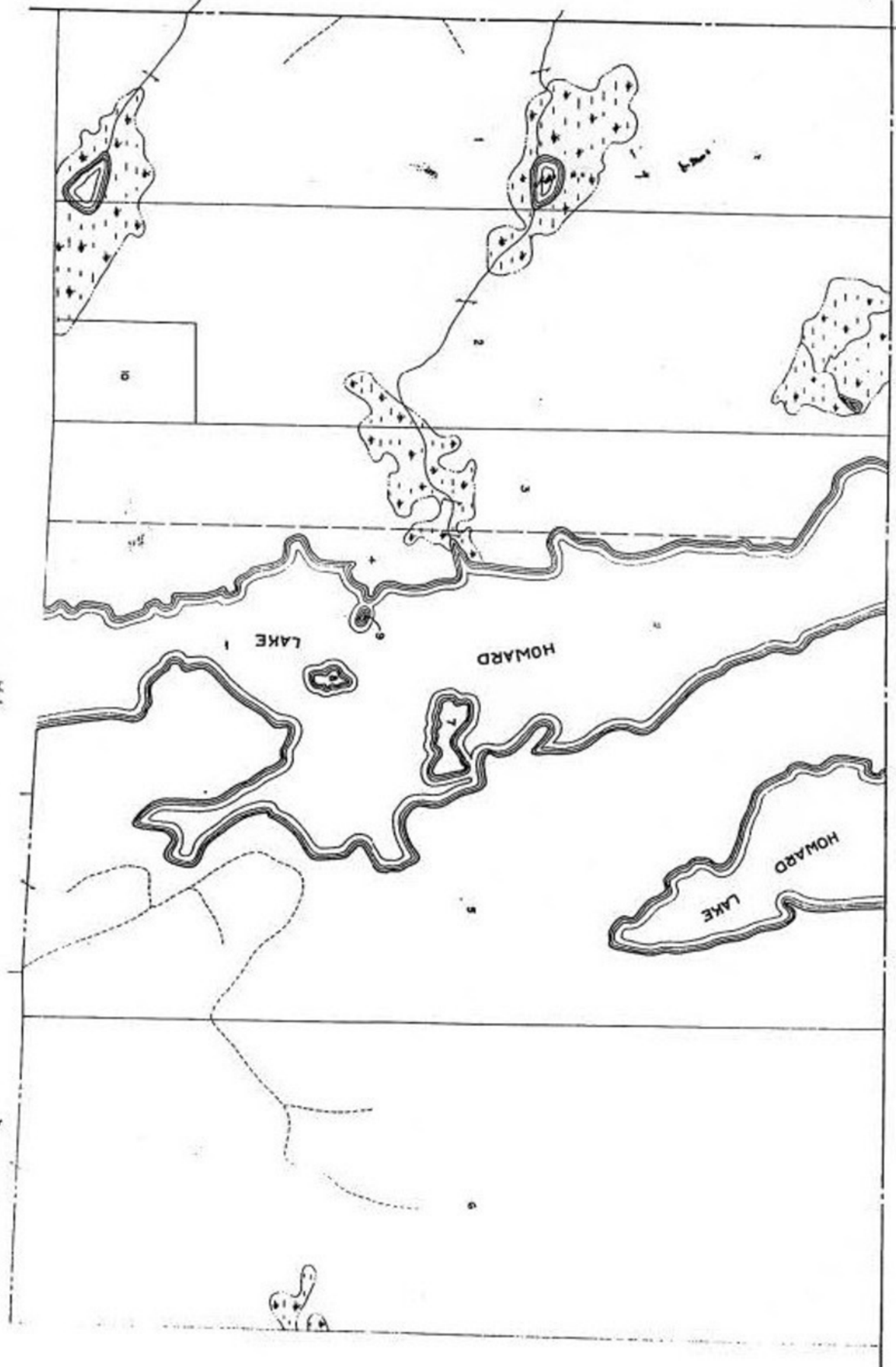


 Boundary

BARING

CALAIS

CHARLOTTE



**LEGEND**

- PROJECT NUMBERS
- ADJACENT MAPS
- DATE OF MAPS LIST 1
- MAPS LIST 2
- MAPS LIST 3
- MAPS LIST 4
- MAPS LIST 5
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- MAPS LIST 100

PROPERTY TAX MAPS  
TOWN OF ROBINSTON  
ASHINGTON COUNTY, MAINE  
MAP 1

THIS MAP IS USED FOR ASSESSMENT  
PURPOSES AND SHOULD NOT BE  
USED FOR CONVEYANCES

PREPARED BY  
H. R. DICKEY, III  
ANDOVER, MAINE 04015



M 2

### 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: **07/30/2024** 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: **Back of house, end of upper driveway**

Installed by: **Unk.**

Date of Installation: **2018 est.**

USE: Number of persons currently using system: **2 seasonally**

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

Comments: **N/A**

Source of Section I information: **Seller**

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials \_\_\_\_\_

**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: **Front of house** \_\_\_\_\_ OR  Unknown

Date installed: **Unk.** Date last pumped: **2024** Name of pumping company: **Unk.**

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

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **2024** Name of company servicing tank: **Unk.**

Leach Field: .....  Yes  No  Unknown

If Yes, Location: **Front of house**

Date of installation of leach field: **Unk.** Installed by: **Unk.**

Date of last servicing of leach field: **Unk.** Company servicing leach field: **Unk.**

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

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

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: **N/A**

Source of Section II information: **Seller**

**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>Heat pump</b>	<b>VT. Castings Gas Fireplace</b>		
Age of system(s) or source(s)	<b>2018</b>	<b>2018</b>		
TYPE(S) of Fuel	<b>electric</b>	<b>propane</b>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>\$60 mo. seasonally \$15 mo. off season</b>	<b>\$220 season INCLUDE propane stove</b>		
Name of company that services system(s) or source(s)		<b>Dead River supplies propane</b>		
Date of most recent service call	<b>No service calls</b>	<b>No service calls</b>		
Malfunctions per system(s) or source(s) within past 2 years	<b>None</b>	<b>None</b>		
Other pertinent information				

- 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: November 15, 2025

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: **Direct vent for heat pump**

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? N/A

- 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): N/A                      Size of tank(s): N/A

Location: N/A

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

Seller Initials \_\_\_\_\_

What materials are, or were, stored in the tank(s)? N/A

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

Comments: N/A

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: N/A .....  Yes  No  Unknown

Comments: None

Source of information: Seller

**C. RADON/AIR** - 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: N/A

Source of information: Seller

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 07/30/2024 By: Maine DHHS/ Health and Environmental Testing Lab

Results: Water considered satisfactory

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: N/A

Source of information: Lab Documentation From Seller

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

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

Source of information: \_\_\_\_\_

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

Seller Initials \_\_\_\_\_

**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: N/A

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

If Yes, describe: N/A

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

Comments: N/A

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: 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? .....  Yes  No  Unknown

If Yes, explain: Access easement for Ridge Rd., 2 rights of way, 50' Path RT. of way, 4 utility easements, Mineral Royalty Reservation

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? Responsibility for Direct Access is by HOA Road maintenance by pro-rata share payable per dues

Road Association Name (if known): Deer PT. Road Assn.

Source of information: Seller/ Deed

**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: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

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: N/A

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: 23029C0955E Year: 2017 (Attach a copy)

Comments: Area of minimal flood hazard/ Zone X

Source of Section VI information: **Seller & Listing Agent**

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

Page 6 of 8

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 24 Deer Pt. Rd. West, Robbinston, ME 04671

**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, photovoltaics, wind turbines): Type: propane tank

Year Principal Structure Built: 2017/2018 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: Metal est. 2017/2018

Water, moisture or leakage: No

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: Dehumidifier in basemanet

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

Comments: 110 in house, 220 for washer/dryer and in out building

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: Lot #8 is surveyed as part of the "Final Plan of Deer Point West" Recorded in Cabinet 3, Drawer 16, #77 & 78 in the Washington Cty. Registry of Deeds

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

Page 7 of 8

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 24 Deer Pt. Rd. West, Robbinston, ME 04671

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

Comments: N/A

Source of Section VII information: Seller/Deed/Listing Agent

**SECTION VIII - ADDITIONAL INFORMATION**

**FEMA Map attached.**

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.

Carrie Schuler 11/15/2025  
SELLER DATE SELLER DATE

Ben Schuler 11/15/2025  
SELLER DATE SELLER DATE

**Ben Schuler**  
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



Tammy C. Gay Registrar of Deeds  
WASHINGTON COUNTY

**QUITCLAIM DEED  
WITH COVENANT**

DLN: 1002440286078

**STEPHEN R. VOSE and CAROLYN L. VOSE**, whose mailing address is 551 Ridge Drive, Hermon, Maine 04401, for consideration paid, GRANT to **CARRIE L.**

**SCHULER and BEN W. SCHULER**, whose mailing address is 37 Maryland Avenue, Unit 435, Rockville, MD 20850, with **QUITCLAIM COVENANT**, as Joint Tenants, the land situate in Robbinston, Washington County, State of Maine, to wit:

A certain lot or parcel of land situated in Robbinston, Washington. County, Maine bounded and described as follows:

Being Lot numbered L8, on a plan entitled "Final Plan of Deer Point West for Lakeville Shores, Inc., P.O. Box 96, Winn, ME, 04495 on Howard Lake", dated November 15, 2007 and recorded in Washington County Registry of Deed in Cabinet 3, Drawer 16, #77 and 78. Said lot contains two and fourteen hundredths (2.14) acres more or less.

This conveyance is subject to the conditions and restrictions noted on said plan including but not limited to, Note 9 which reads as follows:

"9. All lots shall be for a single family, detached, residential housing for a period of five years, and may not be further divided for five years from the recording date of this plan."

Said restrictions may be enforced by the Grantor, the owner of any lot depicted on said plan, any lot owners association established for the benefit of the lots on said plan, or any governmental agency with land use jurisdiction over the property.

Also hereby conveying, in common with the Grantor and others, the following rights of way and easements:

Access Easements:

A. A 50 foot right of way beginning at a found capped iron rod shown as Point A on a plan entitled "Survey of 50' Right of Way In Robbinston, Washington County, Maine, surveyed by Diamond Occidental Forest, Inc." dated May 22, 1991 and recorded in Cabinet 3, Drawer 2, No. 27 of the Washington County Registry of Deeds, being on the northwesterly side of the Ridge Road; THENCE by said road, southwesterly 144' more or

less, to the true point of beginning.

- 1) THENCE on a Grid North bearing, State of Maine Coordinates, NAD 1927, East Zone North 39° 00 West 260', more or less, to a point;
- 2) THENCE North 4° 00' East 192', more or less to intersect course No. 5 shown on said survey plan being 30', more or less, from the northwesterly terminus of said course and continuing along the center line of said road as shown on said survey plan to Station 57 as shown on the attached Exhibit A.

Said easement and right of way shall be in the widths set forth on said plan and shall be for the purpose of access, ingress and egress to and from the premises and shall include all rights, and shall be subject to all covenants and restrictions, set forth in a certain Easement Indenture dated August/September, 1991 and recorded in Washington County Registry of Deeds, Volume 1725, Page 87. Said right of way shall be 25 feet on each side of the above described center line.

B. Two certain rights of way 66 feet in width as described in the deed from Champion Realty Corporation to the Grantor dated December 22, 2004 and recorded in the Washington County Registry of Deeds in Vol. 2963, Page 88.

- 1) The first of said rights of way commencing at the northerly terminus of the easement described in Paragraph A and continuing along the road as depicted in the attached Exhibit A to the point marked as Station No. 82. Said Right of way is further described in Book 1849, Page 73 of the Washington County Registry of Deeds.
- 2) The second of said rights of way commences at said Station No. 82 and continues to Point D as depicted on the Attached Exhibit A and continues to point B3 as depicted on said Exhibit A and continues to point B and further to point C on said Exhibit A. Reference is made to a deed from Diamond Occidental Forest Inc. to Guptill Logging, Inc. dated May 28, 1993 and recorded in Book 1849, Page 73 of the Washington County Registry of Deeds. Reference is further made to a deed from Champion Realty Corporation dated June 2, 2004 and recorded in Book 2891, Page 65 of the Washington County Registry of Deeds.

C. A 50 foot right of way by and along the "Deer Point Road" as depicted on a plan entitled "Final Plan of Deer Point West for Lakeville Shores, Inc., P.O. Box 96, Winn, ME, 04495 on Howard Lake", recorded in Washington County Registry of Deed in Cabinet 3, Drawer 16, #77 and 78 and on the attached Exhibit A to a point opposite the most northwesterly corner of the above conveyed lot.

Utility Easements:

Also granting four certain rights of way, hereinafter "utility easement", to construct, maintain, operate, upgrade from time to time, rebuild, and remove electric distribution and communications lines for the transmission of electricity, intelligence,

communications, cable television or similar services which are currently or may in the future become available; and the necessary poles, wires, and other associated electrical, communication equipment and appurtenances connected therewith over, under, along and across certain rights of way as shown on the attached Exhibit A (in Book 3409 Page 226) and more particularly described as follows:

A. A 50 foot nonexclusive Utility Easement over existing roads on land located in Calais, Washington County, Maine, as described in an easement from Martin J. Siesta to Lakeville Shores, Inc. dated September 25, 2007 and recorded in the Washington County Registry of Deeds in Vol. 3342, Page 61. This easement is subject to the restrictions in Vol. 3342, Page 61.

B. A 50 foot nonexclusive Utility Easement from the southern terminus of the easement granted in Paragraph A, over existing roads on land located in Robbinston, Washington County, Maine, as reserved to Lakeville Shores, Inc. in a deed to Martin J. Siesta dated July 24, 2007 and recorded in the Washington County Registry of Deeds in Vol. 3342, Page 64. This easement is subject to the restrictions in Vol. 3342, Page 64.

C. A 50 foot nonexclusive Utility Easement from the southern terminus of the easement granted in Paragraph B, along the gravel road from Point A to Point B, then from Point B to Point C as shown on the attached Exhibit A in Book 3409 Page 226.

D. A 50 foot nonexclusive Utility Easement by and along the "Deer Point Road" as depicted on a plan entitled "Final Plan of Deer point West for Lakeville Shores, Inc., P.O. Box 96, Winn, ME, 04495 on Howard Lake, recorded in Washington County Registry of Deed in Cabinet 3, Drawer 16, #77 and 78 and on the attached Exhibit A (in Book 3409 Page 226.) to a point opposite the most northwesterly corner of the above conveyed lot,

This conveyance is further subject to one certain Mineral Royalty Reservation as reserved in the deed of Champion Realty Corporation dated December 22, 2004 ad recorded in the Washington County Registry of Deeds in Vol. 2963 Page 88.

By acceptance of this deed, Grantee agrees to enter into reasonable pro-rata cost sharing arrangements to maintain the Deer Point Road as depicted on said plan, together with the access easements to the Deer Point Road, in a passable graveled condition, with Grantor (only so long as Grantor owns any lot depicted on said plan), and the Grantor's successors and assigns, and also with other landowners who use the road (including any lot owners' association which may be formed to maintain the road).


Grantor and any homeowners' association Grantor may form to maintain the road shall be third party beneficiaries of this maintenance covenant with rights to enforce the same.

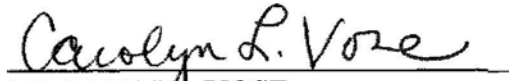
Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises as described in the deed from Lakeville Shores, Inc. to Stephen R. Vose and Carolyn L. Vose dated April 16, 2008 and recorded in the Penobscot County Registry of Deeds, Book 3409 Page 226.

WITNESS my hands and seals this 29 day of August 2024.

  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
STEPHEN R. VOSE

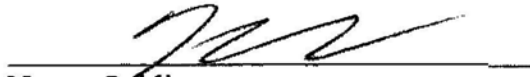
  
\_\_\_\_\_  
CAROLYN L. VOSE

STATE OF MAINE  
COUNTY OF PENOBSCOT, SS.

August 29, 2024

Personally appeared the above named Stephen R. Vose and Carolyn L. Vose and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
Commission Exp \_\_\_\_\_

KRISTOFER DANIEL AIKEN  
Notary Public, State of Maine  
My Commission Expires 09/18/2030



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  
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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.

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"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*