

IN-TOWN HOME

Completely Renovated in
2025

489 Enfield Rd, Lincoln

Attached Garage



\$529,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Welcome to the lap of luxury, just outside the town of Lincoln! This beautifully renovated 4-bedroom, 2.5-bath home was completely transformed beginning in 2025, with thoughtful updates and high-end finishes from top to bottom. Offering 2,208± square feet of living space on 0.59± acres with frontage on Enfield Road, this property blends comfort, style, efficiency, and functionality in one impressive package.

Step inside and you'll immediately appreciate the quality throughout. The open-concept kitchen and living room create a bright, inviting space perfect for everyday living and entertaining. The kitchen features Corian countertops, solid wood cabinetry with soft-close doors and drawers, elite series appliances, and a convenient eat-at bar. Luxury vinyl flooring flows throughout the home, while wrought iron fixtures and railings add a cohesive, upscale touch.

(800) 286-6164



www.lifestylepropertiesofmaine.com

The first-floor primary bedroom offers a private full bath and a large heated walk-in closet, creating a comfortable and convenient retreat. A half bath with laundry is also located on the first floor. Upstairs, you'll find additional bedrooms, each designed with excellent use of space and step-in or walk-in closets as well as a second full bath.

No detail was overlooked in the renovation. Updates include electrical, plumbing, a bored-out well, new septic tank, high-efficiency in-line boiler for radiator heat, Rockwool insulation in all walls for added quiet, spray foam insulation on the home and foyer roof, continuous seamless gutters with a French drain system, composite decking, and LP SmartSide siding on both the home and garage. The heated and insulated breezeway connects the front of the home to the back deck, where horizontal steel cable railings add a sleek finishing touch.



**Lifestyle
Properties
of Maine**





And then there is the garage! Built to accommodate everyday vehicles with room left over for toys, tools, and storage, the 4-car garage is a standout feature. The double-length design includes a paved driveway, PVC ceiling, Trusscore, Johnson Pine end-match interior finish, and wiring already in place for a heat pump.

Located just outside Lincoln, this property offers easy access to shopping, dining, medical services, schools, recreation, and year-round outdoor adventure. Lincoln is known for its 13 lakes, the Penobscot River, ATV and snowmobile trails, boating, fishing, swimming, and small-town convenience. Mount Katahdin, the Bold Coast, Bangor, the University of Maine, and even New Brunswick, Canada are all within reach, making this a wonderful home base for both relaxation and exploration.

With luxury finishes, extensive upgrades, a spacious layout, and an incredible garage, this move-in-ready home is a rare find in a great location.



489 ENFIELD RD, LINCOLN

PRICE

\$529,000

TAXES

\$2,937/2026

0.59± ACRES

BUILT IN 1974

2,208± SQFT

ROAD FRONTAGE 162FT

HOW FAR TO...



Shopping | Lincoln, 2.4± miles



Hospital | Lincoln, 1.3± miles



Airport | Bangor, 51± miles



Interstate | Exit 227, 6.5± miles



City | Bangor, 50± Miles



Boston | 284± miles 4 Hours
and 16 Minutes



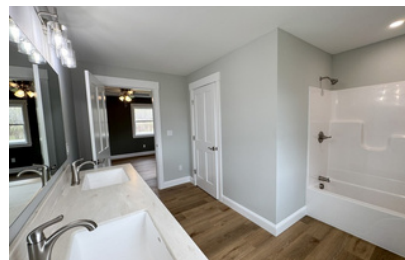
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Carmen McPhail

ASSOCIATE BROKER | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Carmen's bio and
other listings



Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly, and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again, we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend you to others who want to sell or purchase a home.'

Steve Day



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Lincoln PD
(207) 794-2221

Fire

Lincoln FD
(207) 794-2610

Town Office

29 Main St
(207) 794-3372
8-5

Tax Assessor

Amanda Woodard
(207) 794-3372

Code Enforcement

Denton Trotter
(207) 403-3306



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 · 85.5K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting. ...more

lifestylepropertiesofmaine.com and 4 more links



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

PROPERTY LOCATED AT: 489 Enfield Road, Lincoln, ME 04457**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
 Quantity: ☐ Yes ☒ No ☐ Unknown
 Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No
 If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No
 If Yes, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: right side of driveway

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: none

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

Comments: well bored out 2025 and new tiles installed

Source of Section I information: current owner

Buyer Initials _____ Page 1 of 8

Seller Initials SAG

PROPERTY LOCATED AT: 489 Enfield Road, Lincoln, ME 04457**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: south of home OR ☐ UnknownDate installed: Fall 2025 Date last pumped: n/a Name of pumping company: n/aHave you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: none Name of company servicing tank: n/aLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: southwest of tankDate of installation of leach field: unknown Installed by: unknownDate of last servicing of leach field: Fall 2025 Company servicing leach field: NicastroHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo 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 ☐ UnknownComments: new tank installed 2025. Old tank was collapsed filled with sand and then new tank installed over top of itSource of Section II information: seller

Buyer Initials _____

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Seller Initials SAG _____

PROPERTY LOCATED AT: 489 Enfield Road, Lincoln, ME 04457**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	Direct Vent furnace			
Age of system(s) or source(s)	2025			
TYPE(S) of Fuel	propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown			
Name of company that services system(s) or source(s)	Charlie Gulesian			
Date of most recent service call	May 2025			
Malfunctions per system(s) or source(s) within past 2 years	none known			
Other pertinent information	High efficiency Engineered for this home			

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(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: n/a~~Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: **new furnace 2025 is high efficiency direct vent and was engineered for this home**Source of Section III information: **seller, installer Charlie Gulesian****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: _____~~

Buyer Initials _____

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Seller Initials SAG

PROPERTY LOCATED AT: 489 Enfield Road, Lincoln, ME 04457~~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, public record**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 ☐ UnknownComments: none known - interior and exterior completely renovated in 2025-26Source of information: seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown~~If Yes: Date: _____ By: _____~~~~Results: _____~~~~If applicable, what remedial steps were taken? _____~~~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☐ Yes ☐ No~~~~Results/Comments: _____~~Source of information: seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown~~If Yes: Date: _____ By: _____~~~~Results: _____~~~~If applicable, what remedial steps were taken? _____~~~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☐ Yes ☐ No~~~~Results/Comments: _____~~Source of information: seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: none knownSource of information: seller

Buyer Initials _____

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Seller Initials SAG

PROPERTY LOCATED AT: 489 Enfield Road, Lincoln, ME 04457**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 ☒ NoComments: property completely renovated fall 2025. No interior or exterior finishes remain from original buildSource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: none knownSource of information: seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - ACCESS TO THE PROPERTY**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: deed, public recordIs 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? n/aRoad Association Name (if known): n/aSource of information: seller, public record

Buyer Initials _____

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Seller Initials SAG

PROPERTY LOCATED AT: 489 Enfield Road, Lincoln, ME 04457**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 ☐ UnknownIf 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: **2022 maps not available for this area - not waterfront**Source of Section VI information: **FEMA flood risk website**

Buyer Initials _____

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Seller Initials **SAG** _____

PROPERTY LOCATED AT: 489 Enfield Road, Lincoln, ME 04457**SECTION VII - GENERAL INFORMATION**

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

If Yes, explain: _____

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

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

If Yes, explain: _____

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

Year Principal Structure Built: 1976 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2025

Water, moisture or leakage: none

Comments: roof structure and sheathing new in 2025-6

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: none

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

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

Comments: none

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: new electrical 2025-26

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: none

Buyer Initials _____

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Seller Initials SAG

PROPERTY LOCATED AT: 489 Enfield Road, Lincoln, ME 04457KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: noneComments: noneSource of Section VII information: seller**SECTION VIII - ADDITIONAL INFORMATION**

Roofs have been spray foam insulated, all interior and exterior walls are insulated with rockwool insulation for increased warmth and sound reduction. Seamless gutters with downspouts as well as full french drain around foundation. Exterior is composite siding, Composite decking (complete with fascia) and vertical cable rail and new shingles. Garage is 30 ft deep and has a vinyl ceiling and Pine end match walls and is all set up for heat pump installation if wanted.

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.

Scott A. Gardner
SELLER
SAG Realty, LLC

05/15/2026

DATE

SELLER

DATE

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



DLN: 2224458

DEED OF SALE
BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS, that I, REMEE BIRTZ, of the Town of Chester, County of Penobscot State of Maine, duly appointed Personal Representative of the ESTATE OF SUSAN L. KENNEWAY, late of the Town of Lincoln, County of Penobscot and State of Maine, deceased intestate, as shown by the probate records of Penobscot County, Maine, Docket No. 2024-1157 and the ten day notice of sale having been waived by each person succeeding to an interest in the real property described below, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to, SAG REALTY, LLC, whose mailing address is P. O. Box 100, Lincoln, ME 04457, the following described real estate, to wit:

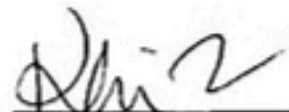
The land, together with any buildings and improvements thereon, situate on the northwesterly side of the Enfield Road in Lincoln, Penobscot County, Maine, more particularly described as follows, to wit:

Beginning at an iron rod on the generally westerly side of the said Enfield Road, and at the most easterly corner of a lot belonging to Randolph Delano, as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 1322 Page 450; thence by and along and beyond the northeasterly line of said Delano, North thirty-nine degrees, thirty-five minutes West (N 39° 35' W) two hundred ten and seventy hundredths (210.70) feet to an iron rod; thence North thirty-two degrees East (N 32° E) ninety-five and forty-five hundredths (95.45) feet to an iron rod; thence South fifty-eight degrees East (S 58° E) two hundred (200) feet to the sideline of the Enfield Road; thence by and along the Enfield Road, South Thirty-two degrees West (S 32° W) one hundred sixty-two (162) feet to the point of beginning.

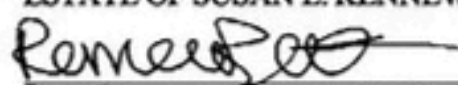
Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises as described in the deed from Marcia Sibley to Susan L. Kenneway dated November 9, 2000 and recorded in said Registry in Book 7527, Page 345.

Witness my hand and seal this 20 day of December, 2024



Witness

ESTATE OF SUSAN L. KENNEWAY
BY: 

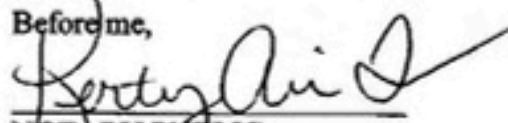
REMEE BIRTZ, duly appointed
Personal Representative of the ESTATE OF
SUSAN L. KENNEWAY

STATE OF MAINE
County of Penobscot

December 20, 2024

Personally, appeared the above named, REMEE BIRTZ, duly appointed Personal Representative of the ESTATE OF SUSAN L. KENNEWAY, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said estate.

Before me,


NOTARY PUBLIC

(Please print name)

My commission expires:

ROBIN EYALIKEN THELAULT
Notary Public, State Of Maine
My Commission Expires July 31, 2029