

LAKEFRONT PROPERTY

Boating

**Lot 7 Bill Green Pond Rd,
T3 R1**

Fishing



\$110,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

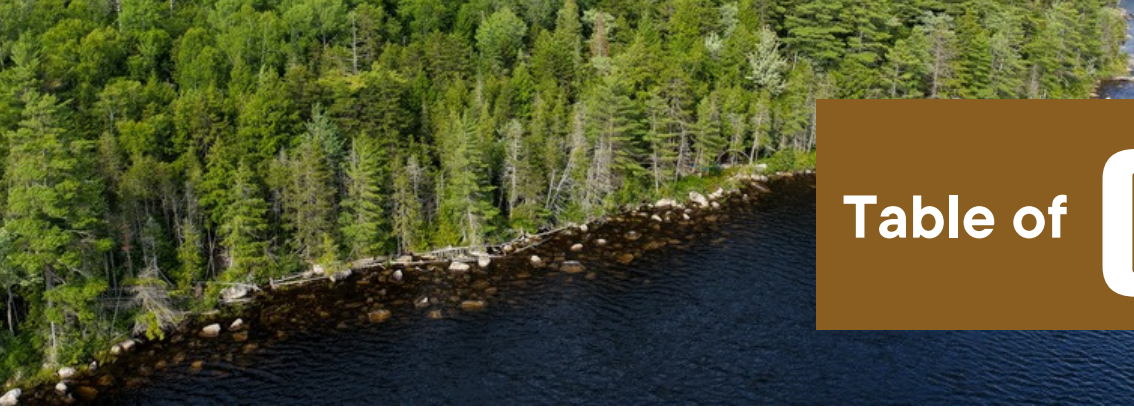


Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

07

MEET YOUR AGENT

08

MUNICIPAL CONTACTS

09

MAPS

10

PROPERTY DISCLOSURE

20

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Escape to the peace and quiet of the Maine woods with this affordable waterfront retreat at Lot 7 Bill Green Pond Road in T3 R1 NBPP. This remarkable property offers the rare opportunity to own 2.55± acres with 286 feet of privately owned frontage on beautiful Bill Green Pond, plus an additional 267 feet of common waterfront on the neighboring lot. With 2025 property taxes of only \$459, this is an exceptional value for anyone seeking an off-grid getaway.

Built in 2021, the nearly new 12 x 24 shed-style cabin provides a comfortable basecamp for weekends, vacations, or extended stays. A welcoming covered porch gives you the perfect place to enjoy your morning coffee while listening to loons or watching the sunrise over the water. The property also includes an outhouse, additional camping platforms for guests, and much of the existing outdoor equipment—including boats, canoes, and other personal property—can remain with the sale, making it easy to begin enjoying the property immediately.

Bill Green Pond is a quiet 110-acre warm-water pond with depths reaching approximately 16 feet, making it ideal for fishing, kayaking, canoeing, and paddleboarding. Unlike larger, busier lakes, you'll appreciate the peaceful atmosphere where nature takes center stage. Adding even more privacy, the property borders nearly 25 acres of protected land, ensuring your outdoor experience remains serene for years to come.

(800) 286-6164



www.lifestylepropertiesofmaine.com

The location is ideal for exploring eastern Maine. Lee is just 5 miles away for fuel and takeout restaurants, while Lincoln is only 16 miles away for expanded shopping, dining, and services. Bangor is approximately 66 miles away, making this property an easy weekend escape from the city. Portland is about a three-hour drive, and Boston can be reached in under five hours.

Outdoor recreation extends well beyond Bill Green Pond. Nearby Silver Lake offers a public beach and boat landing on its 570-acres of waters, while the surrounding Lincoln Lakes and West Grand Lakes regions provide dozens of lakes and ponds for boating, fishing, and exploration within a short drive. Whether you enjoy hiking, wildlife watching, hunting, ATV riding, or simply relaxing around a campfire, you'll find endless opportunities in every direction.



**Lifestyle
Properties
of Maine**





Whether you're looking for a simple off-grid retreat to unplug from everyday life or envision expanding the existing cabin into a larger family camp over time, this property offers flexibility, privacy, and outstanding recreational opportunities at an affordable price. If you've been dreaming of owning a waterfront getaway in Maine without breaking the bank, Lot 7 Bill Green Pond Road deserves a place at the top of your list. Schedule your private showing today and discover why this hidden corner of Maine is such a special place to create lasting memories.

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





LOT 7 BILL GREEN POND RD, T3 R1

PRICE

\$110,000

TAXES

\$460/2025

2.55± ACRES

BUILT IN 2021

288± SQFT

ROAD FRONTAGE 118FT

HOW FAR TO...



Shopping | Lincoln, 16± miles



Hospital | Lincoln, 17.5± miles



Airport | Bangor, 68± miles



City | Bangor, 66± Miles



Boston | 300± miles 5 Hours





Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

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

Keith Lilly



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
911

Fire

Nearby towns & ME Forest Service
911

Tax Assessor

State of Maine
(207) 624-5600
prop.tax@maine.gov

Code Enforcement

LUPC
(207) 485-8354



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: Lot 7 Bill Green Pond Rd, T3 R1 NBPP, ME 04455**PROPERTY DISCLOSURE**

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

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

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Seasonal _____ ☐ Unknown
☐ Drilled ☐ Dug ☒ Other none

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

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

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

WATER TEST: Have you had the water tested? ☐ Yes ☐ No
 If Yes, Date of most recent test: 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: N/A

Source of Section I information: seller
 Buyer Initials _____ Page 1 of 8 Seller Initials Ju

PROPERTY LOCATED AT: Lot 7 Bill Green Pond Rd, T3 R1 NBPP, ME 04455

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: N/A

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☒ Other: Outhouse/pit privy
☐ 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: between camp and road OR ☐ Unknown

Date installed: 2021 Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: ☐ Yes ☒ No ☐ Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

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

Buyer Initials _____

Page 2 of 8

Seller Initials Ju _____

PROPERTY LOCATED AT: Lot 7 Bill Green Pond Rd, T3 R1 NBPP, ME 04455

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	none			
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 ☐ Unknown

Are any buried? ☐ Yes ☐ No ☐ Unknown

Are all sleeved? ☐ Yes ☐ No ☐ Unknown

Chimney(s): ☐ Yes ☒ No

If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown

Had a chimney fire: ☐ Yes ☐ No ☐ Unknown

Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: N/A

Date chimney(s) last cleaned: N/A

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: N/A

Source of Section III information: seller

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground

storage tanks on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown

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

Page 3 of 8

Seller Initials Ju _____

PROPERTY LOCATED AT: Lot 7 Bill Green Pond Rd, T3 R1 NBPP, ME 04455What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: N/ASource 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: N/A ☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: N/ASource of information: seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: N/ASource of information: seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: seller

Buyer Initials _____

Page 4 of 8

Seller Initials Ju

PROPERTY LOCATED AT: Lot 7 Bill Green Pond Rd, T3 R1 NBPP, ME 04455**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/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: N/ASource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource 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: covenants and rights of way in deedSource of information: sellers deed Bk 15687 Pg 202 Penobscot County Registry of DeedsIs 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? ownersRoad Association Name (if known): noneSource of information: seller

Buyer Initials _____

Page 5 of 8

Seller Initials Ju _____

PROPERTY LOCATED AT: Lot 7 Bill Green Pond Rd, T3 R1 NBPP, ME 04455**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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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 ☐ UnknownIf Yes, indicate the date of each payment: N/AIs 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?
N/ARelevant Panel Number: N/A Year: N/A (Attach a copy)Comments: N/A

Source of Section VI information: _____

Buyer Initials _____

Page 6 of 8

Seller Initials Ju

PROPERTY LOCATED AT: Lot 7 Bill Green Pond Rd, T3 R1 NBPP, ME 04455**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: N/A

Year Principal Structure Built: 2021 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2021

Water, moisture or leakage: none known

Comments: N/A

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: N/A

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

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

Comments: N/A

Electrical: ☐ Fuses ☐ Circuit Breaker ☐ Other: none ☐ Unknown

Comments: N/A

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ Unknown

Comments: N/A

Buyer Initials _____

Page 7 of 8

Seller Initials Ju

PROPERTY LOCATED AT: Lot 7 Bill Green Pond Rd, T3 R1 NBPP, ME 04455KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: N/AComments: N/ASource of Section VII information: seller**SECTION VIII - ADDITIONAL INFORMATION**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.

*James Updyke*SELLER _____ DATE _____
James Updyke

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 _____



QUITCLAIM DEED WITH COVENANT

Gardner Land Company, Inc., a Maine corporation, with a mailing address of PO Box 189, Lincoln, ME 04457, for consideration paid, GRANTS to James Updyke, whose mailing address is 450 Main Street, Townsend, MA 01474, with QUITCLAIM COVENANT, the land in T3 R1 NBPP (Twombly Township), Penobscot County, Maine, and more particularly bounded and described as follows:

Lot No. 7, as shown on the plan entitled BILL GREEN POND SUBDIVISION, dated April 10, 2009, revised May 5, 2009, prepared by Webber Surveying, Inc., approved by LURC on May 12, 2009 and recorded in the Penobscot County Registry of Deeds in Plan Book 2009, Page 25.

Lot No. 7 is part of a subdivision approved pursuant to Maine Land Use Regulation Commission ("LURC") Subdivision Permit SP4083, dated May 5, 2009, and recorded in the Penobscot County Registry of Deeds in Book 11767, Page 99. Use of these lots are SUBJECT TO applicable terms and conditions of that Subdivision Permit and the following terms and conditions:

1. No building or other such construction may be undertaken on any Lot without first obtaining an approval Building Permit from LURC.
2. All Structures must be set back a minimum of one hundred (100) feet from the normal high water mark of all streams and ponds, at least fifty (50) feet from all roads and rights-of-way, and at least twenty-five (25) feet from all other property boundary lines. In addition, all structures must be located within the boundaries of building envelopes, as designated on the subdivision plat authorized pursuant to Maine Land Use Regulations Commission Subdivision Permit SP 4083.
3. The lot shall not be further divided or reconfigured without the written approval of LURC in accordance with 12 M.R.S.A. sections 681 et. Seq. and applicable requirements of LURC.
4. From April 1 to May 15 of any given year, vehicular access is prohibited in accordance with the attached ROW Terms and Conditions (Exhibit B).

Subject to the Declaration of Covenants of Bill Green dated May 14, 2009, and recorded in the Registry in Book 11767, Page 118.

Subject to the Declaration of Restrictions, Forest Buffer Limited Disturbance, dated May 14, 2009 and recorded in the Registry in Book 11767, Page 123.

Subject to the Certificate of Compliance, dated October 6, 2009, and recorded in the Registry in Book 11942, Page 27.

Further subject to the easements, covenants, terms and conditions set forth in the deed from Penobscot Forest, LLC to Gardner Land Company, Inc., dated July 12, 2005 and recorded in the Registry in Book 10041, Page 20.

Together with the rights, appurtenances and privileges contained in the deed from Penobscot Forest, LLC to Gardner Land Company, Inc., dated July 12, 2005, and recorded in the Registry in Book 10041, Page 20.

Together with an appurtenance non-exclusive perpetual sixty-six (66) foot wide Right of Way easement as measured thirty-three (33) feet equidistant from the centerline of existing roads, over and across existing gravel roads from Points A to E, C to H, D to G, and E to F, as shown in bold lines on the map attached as Exhibit A across lands of Gardner Land Company, Inc. located in Lee and T3R1 NBPP, Penobscot County for purposes of ingress and egress only SUBJECT TO the right of way Terms and Conditions set forth in Exhibit B to the deed recorded in Book 10041, Page 20 and set forth on Exhibit B, both Exhibits are attached hereto and made a part hereof.

Together with an appurtenant non-exclusive perpetual easement for ingress and egress, by foot, motor vehicle, and equipment over and across the Common Access Road, to wit: Sylvan Way, so-called, from the above-mentioned Point H to the western-most terminus of the common access road and also, across so much of the common access road as is depicted on the Plan. Use of the roads described in this paragraph shall be subject to the Declaration of Covenants recorded in Book 11767, Page 118.

Being the same premises as described in the deed from Pola Vanwassehnova to Gardner Land Company, Inc., dated November 11, 2018 and recorded in the Penobscot County Registry of Deeds in Book 15011, Page 161.

IN WITNESS WHEREOF, Gardner Land Company, Inc. has caused this instrument to be signed in its name by Thomas W. Gardner, its President, thereunto duly authorized, this 9th day of September, 2020.

Signed, Sealed and Delivered
In Presence Of

GARDNER LAND COMPANY, INC.

By: [Signature]
Thomas W. Gardner, President

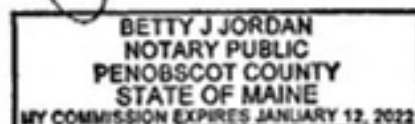
STATE OF MAINE
PENOBSCOT, SS.

September 9, 2020

Personally appeared the above named Thomas W. Gardner, in his capacity as President of Gardner Land Company, Inc., and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of Gardner Land Company, Inc.

Before me,

[Signature]
Notary Public



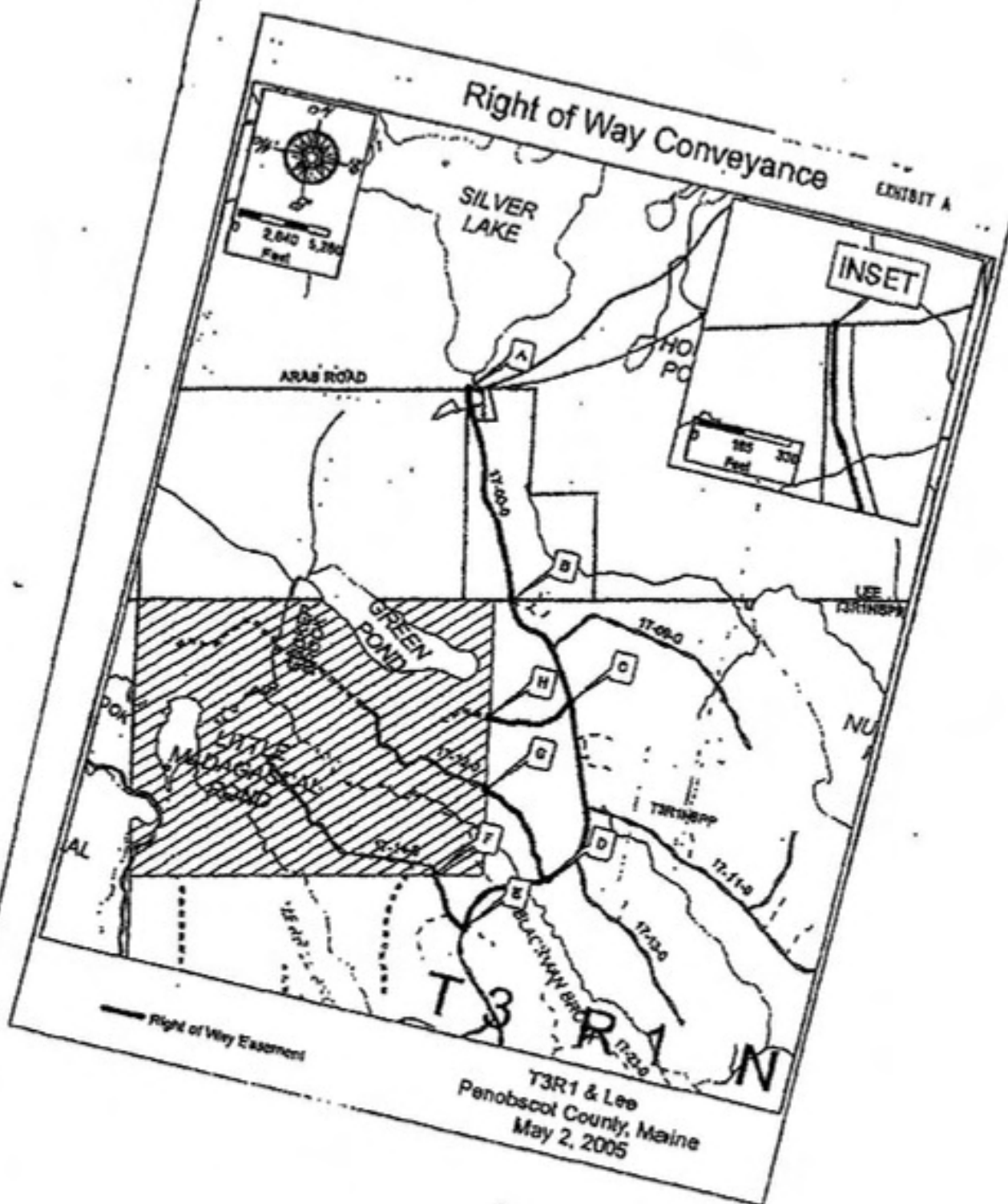


EXHIBIT B
ROW TERMS AND CONDITIONS

A. Reservations to Grantor: Reserving to the Grantor, Grantor's successors and assigns, the full and free use of said right of way and the right to convey similar rights in others; also reserving the right to relocate, repair, reconstruct, or improve and maintain the same to the extent that Grantor shall deem appropriate, and in such case the right as needed to interrupt traffic to accomplish such purposes. Nothing herein shall restrict the Grantor's right to relocate the right of way or portions thereof provided that this right of way easement shall apply to the road or portions thereof as they may be relocated from time to time.

B. Maintenance: The Grantor shall be under no obligation to maintain or improve the right of way. To the extent that the Grantor does not improve or maintain the same, the Grantee shall have the right, at Grantee's expense, to maintain and improve the right of way. "Maintenance" or "maintain" shall mean undertaking the work necessary to preserve and keep the right of way road, culvert, ditch or other appurtenant facility in, as nearly as possible, its condition as at the commencement of the grant of this right of way easement or as subsequently improved to provide satisfactory and safe road service in compliance with all applicable laws and regulations. "Improvement" or "improve" shall mean reconditioning or replacing of a right of way, road, bridge, culvert, ditch or other appurtenant facility to a standard higher or greater than that prevailing at the commencement of this grant. Grantee shall also have the right to flow water from the right of way road, culverts and ditches onto lands of Grantor provided that such water flow does not unreasonably interfere with Grantor's use and enjoyment of such lands.

C. Best Management Practices: With respect to any right of way maintenance activities conducted by Grantee, Grantee shall be obligated to follow the then current, generally accepted best management practices for erosion control and water quality protection on northern New England lands as described in the current version or an applicable substitute document of the Maine Department of Conservation's Maine Forest Service, "Best Management Practices for Forestry: Protecting Maine's Water Quality" published in 2004, (BMPs).

D. Clearing: The Grantee shall have the right to keep the right of way clear of obstruction and may cut down, from time to time, dead trees or other trees which, because of their location and/or abnormal condition, may constitute a hazard to the right of way use. Any timber felled by the Grantee, its agents, servants or contractors in future maintenance of the road, shall be and remain the property of the Grantor to be salvaged at the discretion of the Grantor. The Grantee will, at its expense, take the necessary precaution to prevent present and future fire hazard in its operations in clearing, re-construction or maintenance of the right-of-way.

E. Litter: The Grantee shall keep the right of way free and clear of all litter and refuse caused by the Grantee, Grantee's agents, guests, lessees, or independent contractors, directly or indirectly, and

G. Obstruction: The Grantee shall not obstruct or in any manner close off the right of way without prior written consent from the Grantor except as may otherwise be provided herein.

H. Restriction on Use: Grantee shall use the road in a manner causing the least amount of damage to the road and interference with the rights of others to use the road. Grantee shall comply with all reasonable road restrictions applicable to all users, including restrictions on

weight, speed, and use during adverse weather or fire conditions reasonably necessary to protect the road and adjacent timber.

Grantee agrees that use of the right of way during the period from April 1 to May 15 (the "environmental restriction period") shall be for pedestrian use only. Grantee agrees that vehicular use of the right of way during the environmental restricted period shall prohibit vehicular use without the prior written consent of the Grantor.

Vehicular use of the right of way is limited to passage by automobiles or motor trucks as defined in MRSA Title 28. Vehicular use specifically prohibits passage over and across the right of way by the use of All-Terrain Vehicles (ATV) as defined in MRSA Title 12 Chapter 715 s.7851. For purposes of this paragraph, ATV's shall also be meant to include, but may not be limited to motor driven, off-road, recreational vehicles capable of cross-country travel on land, snow, ice, marsh, swampland or other natural terrain including multi-track, multi-wheel or low pressure tire vehicles; motorcycles and related 2-wheel and 3-wheel vehicles; belt-driven vehicles and amphibious machines.

I. Damage: Any damage to the right of way caused by the Grantee, Grantee's agents, guests, licensees, invitees, and/or independent contractors, directly or indirectly, shall be repaired by and at the expense of the Grantee, and so that the condition after repair is at least as good as it was before damage, within a reasonable time (but in any event, within ninety [90] days of written notice by the Grantor). In the event Grantee fails to make such repairs within said 90-day time period (unless such failure is caused by fire, adverse weather conditions, labor shortages, or other reasons beyond the control of Grantee, in which event the time for repair shall be extended by the same number of days as such delay) Grantor may repair such damage caused by Grantee and the costs thereof shall be billed to and paid by the Grantee.

J. Permits and Environmental Laws: With respect to right of way maintenance performed by Grantee and the necessary permits to conduct such maintenance and improvements, it shall be the responsibility of the Grantee to obtain and comply with any and all permits to satisfy all national, state or local environmental requirements prior to commencing any maintenance within the right of way. All national, state or local permit applications, prepared by Grantee, shall be reviewed and authorized by Grantor prior to submission to national, state or local authorities. Grantor shall be provided with copies of all permits and permitting correspondence. Grantee shall hold harmless and indemnify Grantor from any and all claims, liabilities, expenses, and legal actions arising out of application of environmental laws and valid rules and regulations promulgated there under resulting from acts performed by or for the Grantee, specifically including any laws, rules, and regulations concerning the transportation, storage, or disposal of hazardous wastes.

K. Breach: In the event Grantee, in Grantor's reasonable opinion, breaches Grantee's obligations set forth in this easement, Grantor shall give written notice to Grantee identifying the breached obligation. Grantee shall have ninety (90) days following written notice thereof from Grantor to cure such breach, unless it appears that Grantee has commenced to cure such breach in good faith and has diligently continued to pursue such curing, but has been unable to complete the same within said 90-day time period due to the nature of the breach or other causes beyond the control of Grantee, in which case the time period shall be extended accordingly.

If Grantor believes the Grantee has not satisfactorily cured the breach, Grantor shall have the right to submit the matter to binding arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules. The arbitration shall be conducted in

Bangor Maine, before a single arbitrator who has experience in the management of commercial timberlands, transporting and selling forest products in Maine. There shall be no discovery in the arbitration. The arbitration hearing shall be limited to six (6) hours (three hours for each side). If the arbitrator determines there is substantial or material failure on Grantee's part to remediate the situation then the arbitrator shall order appropriate remediation and Grantee shall have an additional ninety (90) days to comply. In the event Grantee fails to comply to the arbitrator's satisfaction, the arbitrator shall notify Grantor and Grantee in writing to that effect. Upon receipt of such notice from the arbitrator, Grantor shall then have the right to terminate the easement by recording an affidavit by Grantor in the Hancock County Registry of deeds indicating that a breach occurred and has not been cured as determined by arbitration and including as an exhibit to the affidavit the notice from the arbitrator. A copy of the affidavit shall be mailed to Grantee by certified mail.

The arbitrator shall not award consequential or punitive damages. The arbitration must be commenced in a timely manner and not later than within one year from the act or omission giving rise to the dispute. This reduced statute of limitations period is established by mutual agreement. Each party will bear its own expenses in connection with the arbitration, and the parties will equally share the expenses of the arbitrator.

L. Gates: Grantor has the exclusive right to close, gate, lock or otherwise restrict access along or through the right of way. In the event Grantor closes, gates, locks or restricts access to, along or through the right of way, Grantor agrees to provide Grantee reasonable means to pass through the closed, gated, locked or restricted access point(s). Unless otherwise instructed by Grantor, Grantee agrees the gate or other barriers utilized to restrict access shall remain closed and locked when the right of way is not in use by the Grantee and shall be opened only for a period of time necessary to permit passage.

M. Non-Assignment: Except for assignments or conveyances of the rights under this easement and right of way to one or more subsequent purchasers of all or a portion or portions of Grantee's appurtenant property, the rights under this easement may not be assigned without the express written consent of the Grantor herein, Grantor's heirs, successors or assigns.

N. Subject to Restrictions: This grant is made subject to all liens, encumbrances, reservations, exceptions, easements, servitudes and public ways or rights of way in use or of record affecting the above described property.

O. Hold Harmless and Indemnification: The Grantee agrees to indemnify and hold harmless the Grantor from and against any and all claims, demands, expenses, judgments and awards against, incurred by or imposed upon the Grantor arising in any manner in connection with the Grantee's exercise or non-exercise of its rights under this grant, including, but not limited to, the use of the right of way by Grantee, Grantee's employees, agents, lessees, and independent contractors, including reasonable attorneys' fees in the event the Grantor is made a party to any legal action involving this right of way agreement, unless the foregoing arise from the improper acts, omissions or negligence of the Grantor. The Grantor agrees to indemnify and hold harmless the Grantor from and against any and all claims, demands, expenses, judgments and awards against, incurred by or imposed upon the Grantee arising in any manner in connection with the Grantor's exercise or non-exercise of its reserved rights under this grant, including, but not limited to, the use of the right of way by Grantor, Grantor's employees, agents, lessees, and independent contractors, including reasonable attorneys' fees in the event the Grantee is made a party to any legal action involving this right of way agreement, unless the foregoing arise from the improper acts, omissions or negligence of the Grantee.

P. Public Use: Notwithstanding any other provision of this grant, the rights of way or portions thereof may not be used, conveyed or assigned as a "public way" nor does this grant entitle the general public to use the rights of way or to operate any vehicle of any kind on any portion of the rights of way.

Q. Binding Effect: This right of way and easement shall inure to the benefit of, and be binding upon, the successors, heirs, and assigns of the parties hereto.