

LAKEFRONT PROPERTY

FISHING | LOG HOMES & CABINS | RECREATIONAL
PROPERTY

210ft of Owned
Waterfront

**35 SW Brook Ln,
Beddington**

1.2± Acres



\$100,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

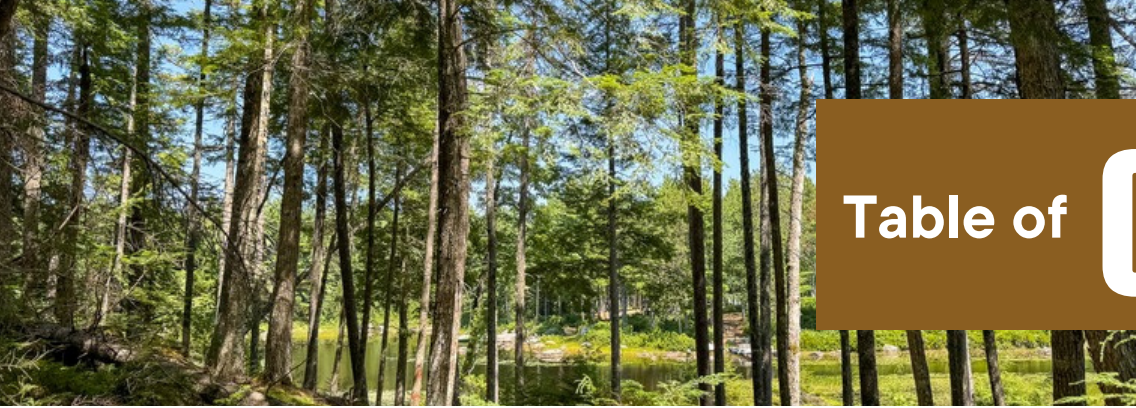


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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Escape to the peace and beauty of Downeast Maine with this charming waterfront retreat on Pleasant River Lake in Beddington. Nestled on 1.20± private acres with approximately 210 feet of owned waterfront, this rustic 384± square foot cabin, built in 1998, offers the perfect setting to unplug, relax, and enjoy Maine's great outdoors.

The open-concept cabin provides a comfortable space for weekend getaways or a seasonal retreat. While there is currently no well, septic, bathroom, or heat, electricity is available at the road, giving the next owner the opportunity to further develop the property if desired.



Pleasant River Lake is known for its scenic beauty, peaceful atmosphere, and excellent fishing. Anglers enjoy opportunities to catch trout and salmon, while the lake is also ideal for kayaking, canoeing, paddleboarding, swimming, and simply taking in the tranquil waterfront setting.

Whether you're looking for a private camp, a recreational getaway, or your own slice of Maine waterfront, this property offers endless possibilities. Conveniently located just a short drive to Cherryfield and Machias for shopping, dining, and everyday essentials, you'll enjoy the perfect balance of seclusion and accessibility.



**Lifestyle
Properties
of Maine**





35 SW BROOK LN, BEDDINGTON

PRICE

\$100,000

TAXES

\$1,094/2025

1.2± ACRES

BUILT IN 19987

384± SQFT

ROAD FRONTAGE 186FT

HOW FAR TO...



Shopping | Machias, 47± miles



Hospital | Machias, 44± miles



Airport | Trenton, 48± miles



Interstate | Exit 182



City | Machias, 20± Miles



Boston | 280± miles 5 Hours





Vicki Peters

ASSOCIATE BROKER | REALTOR®



207.290.2017 cell



207.794.6164 office



vicki@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Vicki's
bio and other
listings



Testimonial:

'When looking for property in Maine we were indeed fortunate to find Vicki Peters at United Country Lifestyle Properties. Before we drove up to Maine we had many questions regarding the area and properties that were available and Vicki answered our questions via email promptly, and with the insight of a person who knows the area well.

We enjoyed meeting Vicki and spending time with her. We were fortunate to find just what we wanted and Vicki was there to answer any questions we had right through closing. We are pleased to recommend her.'

Richard Wainwright



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Maine State Police
207-973-3700

Fire

Volunteer fire department
207-638-2514

Town Office

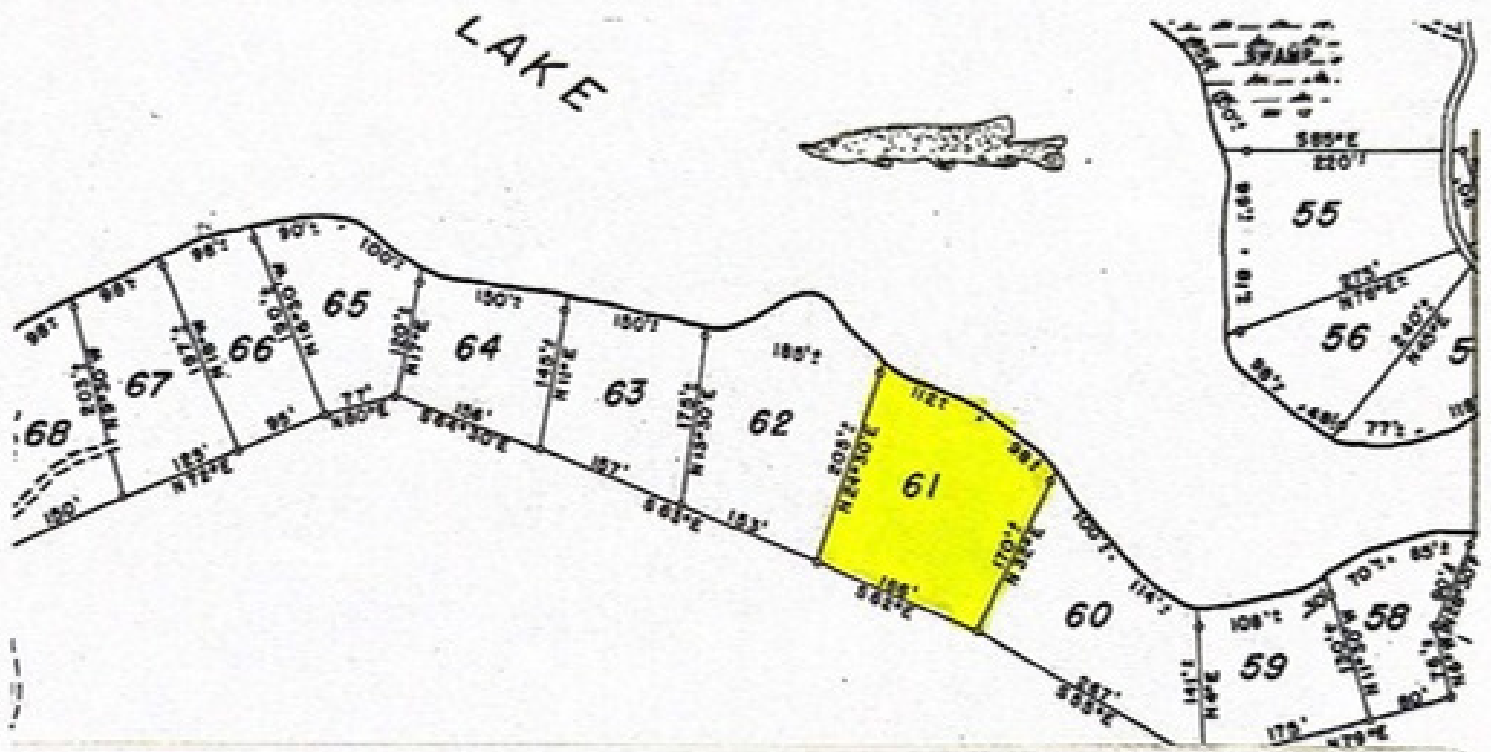
Beddington community building
207-638-2514
town@beddingtonMaine.org

Tax Assessor

Douglas Guy
207-638-2514

Code Enforcement

Charlie Petterson
207-638-2514





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: 35 Southwest Brook Lane , Beddington, ME

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

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

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:~~

~~Installed by:~~

~~Date of Installation:~~

USE: ~~Number of persons currently using system:~~

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

Comments: No well

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials W. H. G.

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: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~

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

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field: _____ ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~Have you experienced any malfunctions? _____ ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No~~

~~If Yes, are they available? _____ ☐ Yes ☐ No~~

~~Is System located in a Shoreland Zone? _____ ☐ Yes ☐ No ☐ Unknown~~

Comments: No septic system - Outhouse only

Source of Section II information: Seller

Buyer Initials _____

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Seller Initials W. H. B.

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	N/A	N/A	N/A	N/A
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☒ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: No heat sourceSource of Section III information: Seller**SECTION IV - HAZARDOUS MATERIAL**

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

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

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

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

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

Page 3 of 8

Seller Initials W. H. B.

PROPERTY LOCATED AT: 35 Southwest Brook Lane, Beddington, ME

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: _____

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: _____

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: _____

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: _____

E. METHAMPHETAMINE - Current or previously existing:

Comments: ☐ Yes ☒ No ☐ Unknown

Source of information: _____

Buyer Initials _____

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Seller Initials

W. H. B.

PROPERTY LOCATED AT: 35 Southwest Brook Lane, Beddington, ME

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?

..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: _____

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: Right of way

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? _____

Road Association Name (if known): _____

Source of information: _____

Buyer Initials _____

Page 5 of 8

Seller Initials K. H. B.

SECTION VI – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

Relevant Panel Number: 23029C1300E Year: 7/18/2017 (Attach a copy)

Comments: None

Source of Section VI information: FEMA's National Flood Hazard Layer (NFHL)

Buyer Initials _____

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Seller Initials

W H B

PROPERTY LOCATED AT: 35 Southwest Brook Lane, Beddington, ME

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

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: _____

Year Principal Structure Built: 1998 What year did Seller acquire property? 1986

Roof: Year Shingles/Other Installed: Metal

Water, moisture or leakage: none known

Comments: None

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: _____

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

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

Comments: _____

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

Comments: No fuses or circuit breakers electric available at road

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: Electric at the road

Buyer Initials _____

Page 7 of 8

Seller Initials W.H.B.

PROPERTY LOCATED AT: 35 Southwest Brook Lane, Beddington, ME

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

Comments: None

Source 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.

William H. Bowes Jun 27 2024
SELLER 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



08875

Warranty Deed

BOOK 1403 PAGE 208

Patten Auction and Land Corporation, a Maine corporation with a place of business in Bangor, Penobscot County, Maine, for consideration paid, grants to William H. Bowes and John A. Maitland, both of 495 Keene Street, Duxbury, Plymouth County, Massachusetts, with warranty covenants, as tenants in common, a certain lot or parcel of land situate in Beddington, Washington County, Maine, more particularly bounded and described as follows:

Beginning at a monument set in the southerly corner of Lot 61 and the westerly corner of Lot 60 as shown on the survey entitled "Pleasant River Lake Development - S. E. Shore" prepared by Prentiss & Carlisle Co., Inc. dated December 11, 1969, and recorded in the Washington County Registry of Deeds in Plan Book 7, Pages 142, 144, and 145; thence South 32 degrees West a distance of 71.34 feet to a point; thence North 72 degrees 10 minutes 20 seconds West a distance of 158.04 feet to a point; thence North 24 degrees 30 minutes East 116.35 feet to a monument set in the westerly corner of Lot 61; thence South 56 degrees 11 minutes 20 seconds East along the southerly line of Lot 61 a distance of 168.5 feet, more or less, to the point of beginning. The lot herein described, containing 0.35 acre, more or less, is oriented to magnetic north 1969.

The above-described lot is conveyed subject to and with the benefit of a right of way for all purposes of a way, in common with the Grantor and others lawfully entitled to use the same, over the roads as shown on said plans, recorded in said Registry in Plan Book 7, Pages 142, 144, and 145, and over any other roads located within the Pleasant River Lake Development.

There is also hereby conveyed to the Grantee, and Grantee's successors and assigns, a right of way for all purposes of a way fifty (50) feet in width, in common with the Grantor and others lawfully entitled to use the same, the centerline of which right of way is coextensive with the rights of way more particularly described in the deed from M. K. T., Inc. to Maine Forestlands Incorporated, et al dated October 20, 1969 and recorded in Volume 679, Page 86, the deed from St. Regis Paper Company to Maine Forestlands Incorporated, et al dated September 16, 1969 and recorded in Volume 679, Page 87, and the deed from J. M. Huber Corporation to Maine Forestlands Incorporated et al dated September 24, 1963 and recorded in Volume 815, Page 7, and as the same way have been relocated.

There is also hereby conveyed any and all rights, privileges and easements appurtenant to the above-described property.

The above-described lot is conveyed subject to the following:

1. Right of way described in the deed from Maine Forestlands Incorporated, et al to St. Regis Paper Company dated August 15, 1969, and recorded in Volume 679, Page 75 in said Registry.
2. Pole line easement given by Maine Forestlands Incorporated, et al to Bangor Hydro-Electric Company dated July 20, 1972, and recorded in Volume 764, Page 133 of said Registry.

NO TRANSFER
TAX
Necessary

3. Right of way described in the deeds from Maine Forestlands Incorporated, et al to John M. Daigle dated August 17, 1977 and recorded in Volume 980, Page 274, dated February 9, 1983, and recorded in Volume 1213, Page 81 and dated August 15, 1985, and recorded in Volume 1343, Page 22 of said Registry.

4. Right of way described in the deed from Maine Forestlands Incorporated, et al to Ernest A. Caliando dated February 9, 1983 and recorded in Volume 1213, Page 84.

For Grantor's source of title, reference may be had to the deed from Patten Corporation-DownEast to the Grantor dated September 23, 1986, and to be recorded in the Washington County Registry of Deeds herewith.

In witness whereof Patten Auction and Land Corporation has caused this instrument to be signed and sealed in its corporate name by Joseph R. O'Brien, its Vice President, hereunto duly authorized, this 25th day of September, 1986.

Witness:

Shirlee L. Weeks

Patten Auction and Land Corporation

By Joseph R. O'Brien
Joseph R. O'Brien
Its Vice President

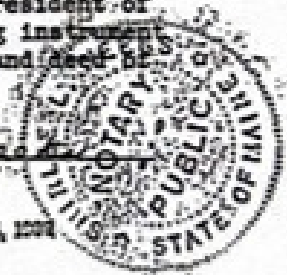
State of Maine

Penobscot County, ss.

September 25, 1986

Personally appeared the above named Joseph R. O'Brien, Vice President of Patten Auction and Land Corporation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Patten Auction and Land Corporation.

Shirlee L. Weeks
Shirlee L. Weeks
Notary Public
My Commission Expires February 3, 1991



STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received OCT - 2 1986
at 9 H 45 M A M recorded
in Book Page
Attest:

Register

08874

Warranty Deed

Patten Auction and Land Corporation, a Maine corporation with a place of business in Bangor, Penobscot County, Maine, for consideration paid, grants to William H. Doves and John A. Maitland, both of 495 Keene Street, Duxbury, Plymouth County, Massachusetts, with warranty covenants, as tenants in common, a certain lot or parcel of land situate in Beddington, Washington County, Maine, more particularly bounded and described as follows:

Lot 61 as shown on the survey entitled "Pleasant River Lake Development S.E. Shore" prepared by Prentiss & Carlisle Co., Inc. dated December 11, 1969 and recorded in the Washington County Registry of Deeds in Plan Book 7, Page 142, Plan Book 7, Page 144, and Plan Book 7, Page 145.

The above-described lot is subject to the following restrictions and conditions made for the benefit of the Grantee and the Grantee's assigns and for the benefit of others who purchase lots in the same development, to which conditions and restrictions the Grantee accedes and agrees to be bound:

- A. Said premises shall be used for a single family residence only.
- B. No lot shown on said survey of Pleasant River Lake Development shall be subdivided for purposes of rent, lease, or sale and no part of any lot less than the whole shall be rented, leased or sold.
- C. No new building shall be constructed within 25 feet of any lot line or within 35 feet of the mean annual water level of Pleasant River Lake.
- D. No trash, ashes, other refuse or junked automobiles shall remain deposited or be burned on said premises.
- E. No temporary structures shall be permitted to remain on said premises, except as may be necessary during construction.
- F. In the event of fire or other casualty to any building, the same shall be promptly rebuilt, or all debris shall be removed and the premises restored to a sightly and safe condition with reasonable promptness.
- G. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
- H. No individual water supply or sewerage system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with at least the minimum requirements and standards in effect in the State of Maine at the time of construction.

The above-described lot is conveyed subject to and with the benefit of a right of way for all purposes of a way, in common with the Grantor and others lawfully entitled to use the same, over the roads as shown on said plans, recorded in said Registry in Plan Book 7, Pages 142, 144, and 145, and over any other roads located within the Pleasant River Lake Development.

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There is also hereby conveyed to the Grantee, and Grantee's successors and assigns, a right of way for all purposes of a way fifty (50) feet in width, in common with the Grantor and others lawfully entitled to use the same, the centerline of which right of way is coextensive with the rights of way more particularly described in the deed from M. K. T., Inc. to Maine Forestlands Incorporated, et al dated October 20, 1969 and recorded in Volume 679, Page 86, the deed from St. Regis Paper Company to Maine Forestlands Incorporated, et al dated September 16, 1969 and recorded in Volume 679, Page 87, and the deed from J. M. Huber Corporation to Maine Forestlands Incorporated et al dated September 24, 1983 and recorded in Volume 815, Page 7, and as the same may have been relocated.

There is also hereby conveyed any and all rights, privileges and easements appurtenant to the above-described property.

The above-described lot is conveyed subject to the following:

1. Right of way described in the deed from Maine Forestlands Incorporated, et al to St. Regis Paper Company dated August 15, 1969, and recorded in Volume 679, Page 75 in said Registry.
2. Pole line easement given by Maine Forestlands Incorporated, et al to Bangor Hydro-Electric Company dated July 20, 1972, and recorded in Volume 764, Page 133 of said Registry.
3. Right of way described in the deeds from Maine Forestlands Incorporated, et al to John M. Daigle dated August 17, 1977 and recorded in Volume 980, Page 274, dated February 9, 1983, and recorded in Volume 1213, Page 81 and dated August 15, 1985, and recorded in Volume 1343, Page 22 of said Registry.
4. Right of way described in the deed from Maine Forestlands Incorporated, et al to Ernest A. Caliendo dated February 9, 1983 and recorded in Volume 1213, Page 84.

For Grantor's source of title, reference may be had to the deed from Patten Corporation-DownEast to the Grantor dated September 23, 1986, and to be recorded in the Washington County Registry of Deeds herewith.

In witness whereof Patten Auction and Land Corporation has caused this instrument to be signed and sealed in its corporate name by Joseph R. O'Brien, its Vice President, hereunto duly authorized, this 25th day of September, 1986.

Witness:

Shirley L. Weeks

Patten Auction and Land Corporation

By Joseph R. O'Brien
Joseph R. O'Brien
Its Vice President

State of Maine

Penobscot County, ss.

September 25, 1986

Personally appeared the above named Joseph R. O'Brien, Vice President of Patten Auction and Land Corporation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Patten Auction and Land Corporation.