

MAINE LAKEFRONT ESCAPE

RECREATIONAL PROPERTY | LAND FOR SALE

Hunting

**11 Hammie Rd, Molunkus
Twp**

Boating/Fishing



\$89,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

07

MEET YOUR AGENT

08

MUNICIPAL CONTACTS

09

MAPS

16

PROPERTY DISCLOSURE

23

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Lakefront Land for Sale in Molunkus Township, Maine – 2.28 Surveyed Acres on Mattaseunk Lake

If you've been searching for an affordable piece of Maine lakefront property where privacy, recreation, and natural beauty come together, this 2.28-acre surveyed parcel on Mattaseunk Lake deserves your attention. Located at 11 Hammie Road in Molunkus Township, this rare offering includes 265 feet of beautiful lake frontage and provides the opportunity to build your dream cabin, seasonal retreat, or recreational getaway in one of northern Maine's most peaceful settings.



Molunkus Township is an unorganized territory in southern Aroostook County known for its vast forests, low population, and abundance of outdoor recreation. Much of the surrounding land consists of large, privately owned timber tracts, many of which remain unposted, creating excellent opportunities for exploring, hunting, wildlife photography, hiking, and simply enjoying the Maine wilderness.



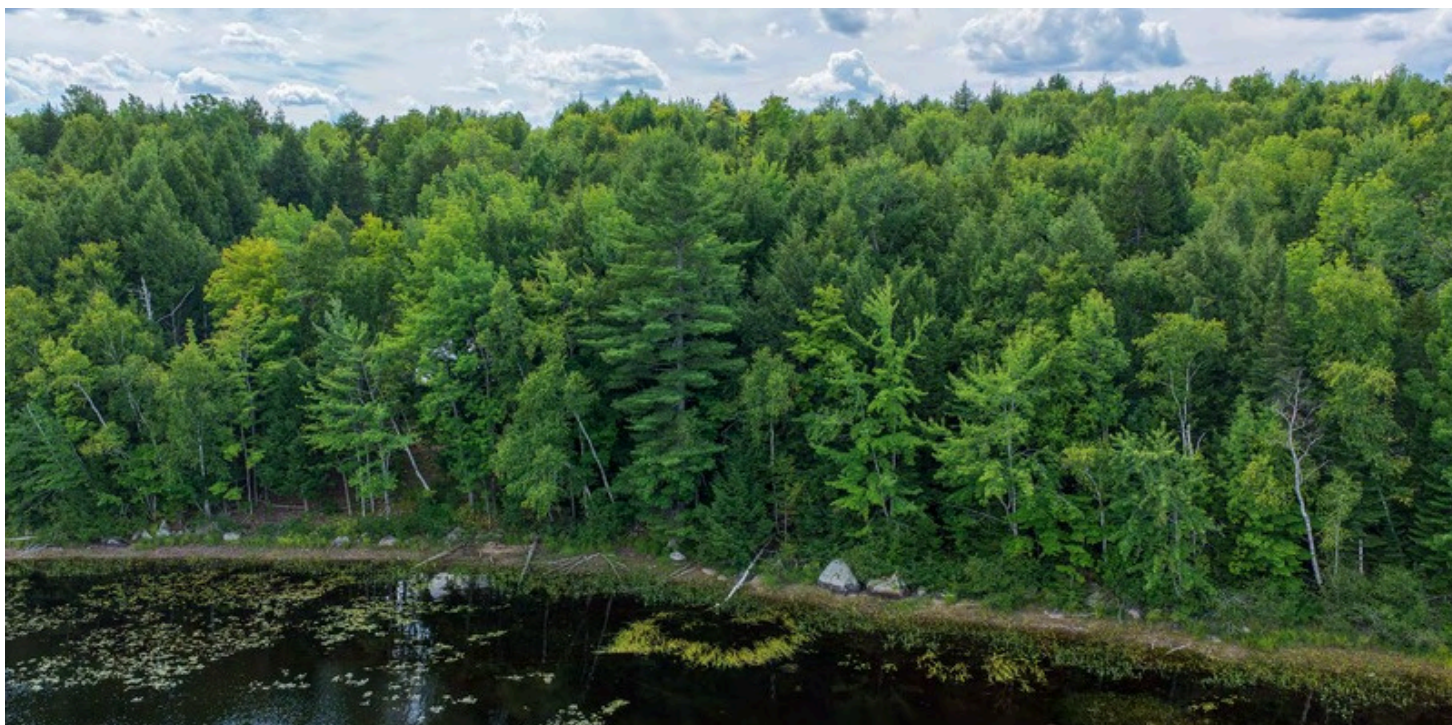
The property sits approximately 2½ miles from the nearest public road along a private gravel road, providing the kind of seclusion that has become increasingly difficult to find. Here, you'll experience very little traffic, exceptional privacy, and the peaceful sounds of nature rather than the noise of crowded neighborhoods.

Mattaseunk Lake encompasses approximately 580 acres and reaches depths of up to 20 feet. The lake is known as a productive warm-water fishery supporting populations of smallmouth bass, white perch, and chain pickerel. Whether you enjoy fishing from a boat, paddling along the shoreline, or spending long summer days swimming, this lake offers something for everyone.

The land slopes gently toward the water, creating attractive views of the lake while providing an ideal setting for future development. The 265 feet of gravelly shoreline is particularly appealing, offering excellent conditions for swimming and easy access to the water. The surveyed 2.28-acre lot provides plenty of space for a cabin, garage, storage building, or recreational camp.



**Lifestyle
Properties
of Maine**





Despite its secluded location, the property remains within convenient driving distance of many of Maine's most popular destinations. Millinocket is only 20 miles away, while Lincoln is 22 miles from the property. Bangor is approximately 70 miles away, with Portland less than three hours away and Boston approximately four and a half hours away.

Nearby points of interest include the Penobscot River, the many lakes surrounding Lincoln, and world-famous Baxter State Park, home to Mount Katahdin and some of Maine's finest outdoor recreation. Offered at just \$89,500 with annual property taxes of only \$575.79, this may be one of the best values currently available for surveyed lakefront land in northern Maine.

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Scan to subscribe
to our monthly
newsletter





11 HAMMIE RD, MOLUNKUS TWP

PRICE

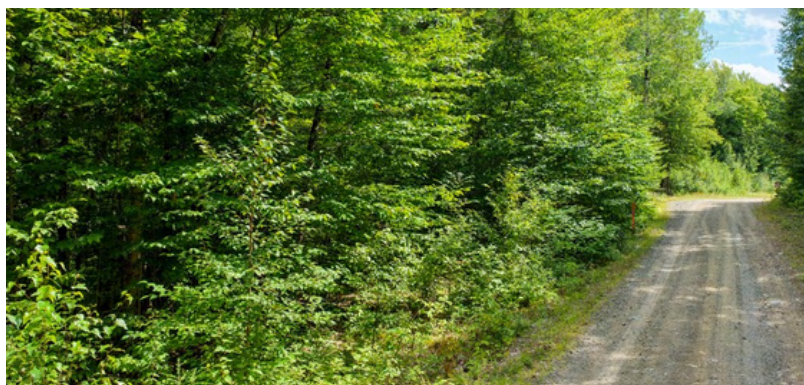
\$89,500

TAXES

\$576/2025

2.28± ACRES

ROAD FRONTAGE 320FT



HOW FAR TO...



Shopping | East Millinocket, 11± miles



Hospital | Millinocket, 20± miles



Airport | Bangor, 70± miles



Interstate | Exit 244, 8± miles



City | Bangor, 68± Miles



Boston | 303± miles 4 Hours 33 Minutes



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



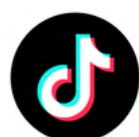
@uclifestylepropertiesme



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

County Sheriff
911

Fire

Nearby Towns
911

Town Office

N/A

Tax Assessor

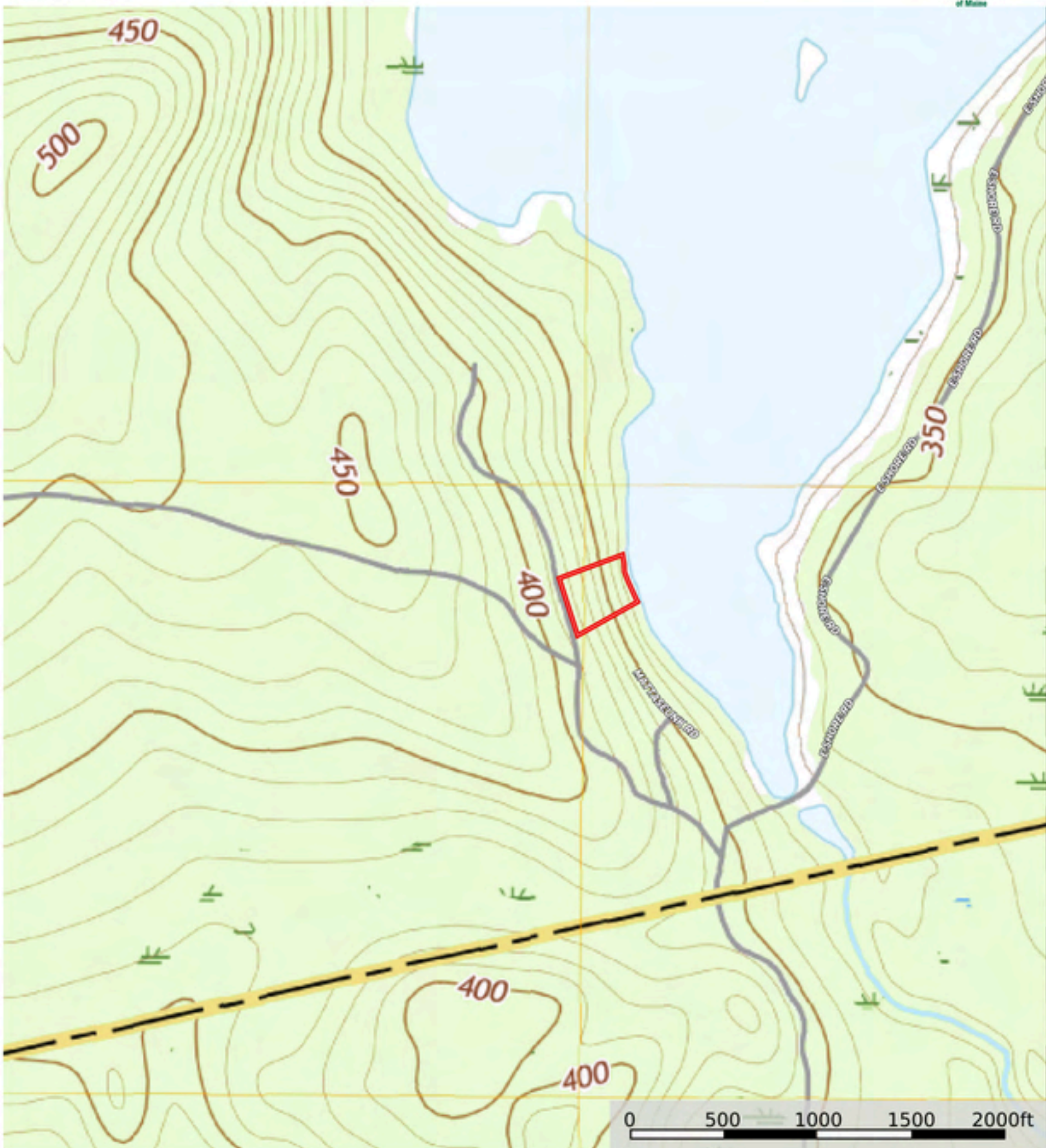
State of Maine
(207) 624-5600

Code Enforcement

LUPC East Millinocket



Boundary



Boundary

Molunkus - 31 Hammie Road

Maine, AC +/-



Boundary



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



Lifestyle Properties
of Maine

@lifestyleproperties • 99.8K subscribers • 1.1K 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: Hammie Rd, Molunkus Township, ME**PROPERTY DISCLOSURE**

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

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

SECTION I - WATER SUPPLY

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

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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: pipe into spring

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: _____

Source of Section I information: onsite inspection

Buyer Initials _____

Page 1 of 8

Seller Initials MRC

PROPERTY LOCATED AT: Hammie Rd, Molunkus Township, ME

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: 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: north of camp OR ☐ Unknown

Date installed: unknown 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: _____ 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: _____

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: onsite inspection

Buyer Initials _____

Page 2 of 8

Seller Initials MRC

PROPERTY LOCATED AT: Hammie Rd, Molunkus Township, ME**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	wood			
Age of system(s) or source(s)	N/A			
TYPE(S) of Fuel	N/A			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A N/A			
Name of company that services system(s) or source(s)	N/A			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	N/A			
Other pertinent information	N/A			

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: **owner has not used cabin or heated it.**Source of Section III information: **seller****SECTION IV - HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ UnknownAge of tank(s): **N/A** Size of tank(s): **N/A**Location: **N/A**

Buyer Initials _____

Page 3 of 8

Seller Initials MRC

PROPERTY LOCATED AT: Hammie Rd, Molunkus Township, MEWhat 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: ☐ 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 MRC

PROPERTY LOCATED AT: Hammie Rd, Molunkus Township, ME**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)If Yes, describe location and basis for determination: 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: bottles, cans and other household items on propertySource of information: onsite inspection

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTYIs 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: benefitting and encumbering easements in deedSource of information: Aroostook County Registry of Deeds Book 6225 Page 287Is 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): Mattaseunk Lake AssociationSource of information: seller

Buyer Initials _____

Page 5 of 8

Seller Initials MRC

PROPERTY LOCATED AT: Hammie Rd, Molunkus Township, ME**SECTION VI – FLOOD HAZARD**

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

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

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

During the time the seller has owned the property:

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

If 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/ASource of Section VI information: FEMA website and Seller

Buyer Initials _____

Page 6 of 8

Seller Initials MRC

PROPERTY LOCATED AT: Hammie Rd, Molunkus Township, ME**SECTION VII - GENERAL INFORMATION**

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

If Yes, explain: 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: unknown What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: yes

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: The camp and other structures are in poor condition. Rot and water damage observed.

Buyer Initials _____

Page 7 of 8

Seller Initials MDC

PROPERTY LOCATED AT: Hammie Rd, Molunkus Township, ME

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Camp is in poor condition and is being sold as is where is with no warranty.

Comments: N/A

Source of Section VII information: sellers

SECTION VIII - ADDITIONAL INFORMATION

Survey is recorded in the Aroostook County Registry of Deeds in Map File 38 Page 13A and is shown as lot 31

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.

<u>Matthew R. Carr</u>	<u>08/14/2026</u>		
SELLER	DATE	SELLER	DATE
Matthew R. Carr			

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: 1002140163457
QUITCLAIM DEED WITH COVENANT

BRIAN J. WALLACE, with a mailing address of 22 Cottage Lane, Pembroke, Massachusetts, 02359, for consideration paid, grants to **MATTHEW R. CARR**, with a mailing address of 783 Island Falls Road, Sherman, Aroostook County, ME 04776, with quitclaim covenant, the land, together with any improvements thereon, in **Township A, Range 5 W.E.L.S. (Molunkus Township), Aroostook County, Maine**, described as follows:

SEE ATTACHED EXHIBIT A

For Grantor's source of title see deed of Lakeville Shores, Inc. dated September 26, 2019 and recorded in the Southern Aroostook Registry of Deeds in Book 5966, Page 210.

This deed shall be construed according to the laws of the State of Maine.

WITNESS my hand, this 3 day of September, 2021.

Witness:

[Signature]

[Signature]
Brian J. Wallace

COMMONWEALTH OF MASSACHUSETTS

Rumford County, ss.

Sept 3, 2021

Then personally appeared the above named Brian J. Wallace, and acknowledged the foregoing instrument to be his free act and deed.



Before me,
OFFICIAL SEAL
LISA LEARY
NOTARY PUBLIC - MASSACHUSETTS
My Commission Expires February 10, 2028

[Signature]
NOTARY PUBLIC

Lisa Leary
TYPE OR PRINT NAME AS WRITTEN

EXHIBIT A

That certain lot or parcel of land shown as Lot Number 31 on a survey by Prentiss & Carlisle Management Co., Inc., dated October 8, 1990 and recorded in the Aroostook County Registry of Deeds, Southern District, in Map File 38, Page 13A. Said Lot Number 31 contains 2.28 acres, more or less.

Also hereby conveying a right of way, for all purposes of a way, including the right to install and maintain utility services, over the existing gravel road(s) which crosses land now or formerly of Lakeville Shores, Inc., leading from Route 157 to the premises conveyed herein. Said right of way is to be used in common with Lakeville Shores, Inc., its successors and assigns and others entitled to use the same, and is subject to such conditions and restrictions as Lakeville Shores, Inc. may impose from time to time concerning use of said right of way. Grantee, by acceptance of this deed, acknowledges that Lakeville Shores, Inc. shall be under no obligation to maintain said existing gravel road(s). The right of way conveyed herein is over roads shown on Map File 38, Pages 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, and 17A of the Southern Aroostook County Registry of Deeds.

Excepting to Lakeville Shores, Inc., its licensees, successors and assigns, a right of way for all purposes of a way, including the right to install and maintain utility services, over any portion of said existing gravel road(s) which may be located within the bounds of the lot herein conveyed.

This conveyance is subject to, or there is excepted from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by Lakeville Shores, Inc. or its predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all great ponds, and the property underlying said great ponds, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the Grantor may ever be determined to hold in or to said great ponds, or the property underlying said great ponds, including the land lying between the high and low water lines, which may abut the premises conveyed herein.

This conveyance is subject to all conditions, restrictions, reservations and easements of record including, but not limited to those set forth in the Trustee's Deed from Edward D. Leonard III of Bangor, Penobscot County, Maine, not individually but only in his capacity as Trustee of Land Exchange Trust under Declaration of Trust dated November 1, 1991 to Herbert C. Haynes, Inc., dated May 28, 1998 and recorded in Book 3140, Page 109 of the Southern Aroostook County Registry of Deeds.

For Grantor's source of title see deed of Lakeville Shores, Inc. dated September 26, 2019 and recorded in the Southern Aroostook Registry of Deeds in Book 5966, Page 210.

This deed shall be construed according to the laws of the State of Maine.