

OCEANFRONT HOME & GARDEN RETREAT

COASTAL PROPERTY | COUNTRY HOME

1.4± Acres

**255 Coffins Neck Rd,
Lubec**

244± of Owned
Waterfront



\$617,868

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

07

MEET YOUR AGENT

08

MUNICIPAL CONTACTS

09

MAPS

12

PROPERTY DISCLOSURE

19

DEED



**Lifestyle
Properties
of Maine**

Scan to view the
full property details
and video!





Photography by Mayhem Media

Nestled at the easternmost point of the continental United States, Lubec, Maine, is where each new day begins. As the first community in America to greet the sunrise, this charming coastal town embodies the spirit of Maine's aptly named Sunrise County in Washington County.

Established in 1811 after separating from neighboring Eastport, Lubec has grown into a welcoming community of approximately 1,200 year-round residents. During the summer months, the town comes alive as visitors arrive to experience its breathtaking natural beauty, rich maritime heritage, and relaxed Downeast lifestyle.



Perhaps Lubec's most recognizable landmark is the iconic candy-striped West Quoddy Head Lighthouse, standing proudly within West Quoddy Head State Park. Perched atop dramatic cliffs overlooking the Bay of Fundy and the Atlantic Ocean, the lighthouse has become a symbol of Maine's rugged coast and offers spectacular views, scenic walking trails, and unforgettable sunrises.



Outdoor recreation is at the heart of the Lubec experience. Thousands of acres of publicly accessible conservation land invite visitors to explore miles of hiking and biking trails through forests, along rocky shorelines, and across pristine coastal landscapes. The surrounding waters provide exceptional opportunities for kayaking, canoeing, and wildlife viewing, allowing adventurers to experience the area's remarkable tides, abundant birdlife, and marine ecosystems.

Whether you're seeking outdoor adventure, peaceful coastal scenery, or the simple pleasure of watching the nation's first sunrise, Lubec offers an authentic Maine experience unlike any other. Here, where the day begins, visitors discover a place defined by natural beauty, community spirit, and a timeless connection to the sea.

One of Lubec's greatest attractions is what it doesn't have. There are no traffic lights, no shopping malls, no chain stores, and no crowded beaches. Instead, you'll find quiet roads, fresh ocean air, friendly neighbors, and a genuine sense of community.





UTILITIES

TRASH REMOVAL

NO SO RUBBISH

ELECTRIC COMPANY

VERSANT

HEATING COMPANY

RH FOSTER

WATER

PRIVITE WELL

SEWER

PRIVITE SEPTIC

INTERNET PROVIDER

FRONTIER

Despite its peaceful setting, Lubec provides the essentials for everyday living, including a grocery store, restaurants, a public library, healthcare services, and a variety of local shops and businesses. The town is also connected to Campobello Island, New Brunswick, Canada, by the Franklin Delano Roosevelt International Bridge, making it easy to enjoy the unique attractions and natural beauty on both sides of the border.

While Lubec offers a welcome escape from the fast pace of city life, it's far from inaccessible. Bangor International Airport and Northern Light Eastern Maine Medical Center are just over two hours away, while Boston's Logan International Airport is approximately five and a half hours by car. Everyday shopping is available in nearby Calais, about an hour away, with additional retail options in Ellsworth. Machias, the county seat, is just 30 minutes from Lubec and offers government services, healthcare, shopping, restaurants, and other conveniences.

Whether you're searching for a year-round home, a seasonal retreat, or simply a place where life moves at a more comfortable pace, Lubec offers something increasingly rare—a welcoming coastal community where nature, history, and small-town living are still a way of life, and where every morning begins with America's first sunrise.



255 COFFINS NECK RD, LUBEC

\$617,868

PRICE

TAXES

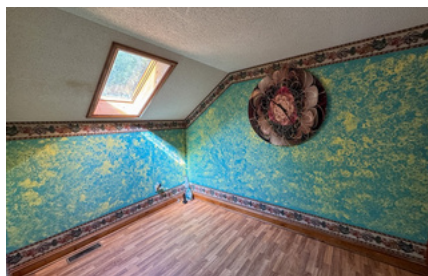
\$4,292/2026

1.4± ACRES

BUILT IN 1988

1,764± SQFT

ROAD FRONTAGE 120FT



HOW FAR TO...



Shopping | Machias, 26± miles



Hospital | Machias, 28± miles



Airport | Bangor, 117± miles



Interstate | I395, 114± miles



City | Calais, 46± Miles



Boston | 345± miles 6 Hours



Debbie Holmes

ASSOCIATE BROKER | REALTOR®



207.461.6473 cell



207.794.6164 office



selllubec@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view
Debbie's bio and
other listings



Biography:

I started in the real estate business in 1996 while managing the Mom & Pop store my husband Bill and I owned. I worked my way from sales agent to associate broker to achieving my broker license in 2000. I opened Bold Coast Realty the following year and joined the United Country Real Estate family in 2006. As a native Mainer, I have been sharing my knowledge of small town coastal living for over 25 years, first in my store and then in real estate. I am committed to providing my clients and customers with individualized service; sharing with them my knowledge of the area and the processes needed to achieve their real estate goals. I received The Graduate, REALTOR® Institute (GRI) from the National Association of Realtors, this is the mark of a real estate professional who has made the commitment to provide a high level of professional services by securing a strong educational foundation. I have served in numerous capacities on the local Board of REALTORS and was voted REALTOR® of the year in 2007. I specialize in residential and vacant land sales along the Downeast Maine Coast. Within these special property types I specialize in the second home market as well as helping first time home buyers realize their dream of owning a piece of Maine.



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Washington County Sheriff
911

Fire

Lubec Fire Department
911

Town Office

40 School Street Lubec, Me 04652
207-733-2341

Tax Assessor

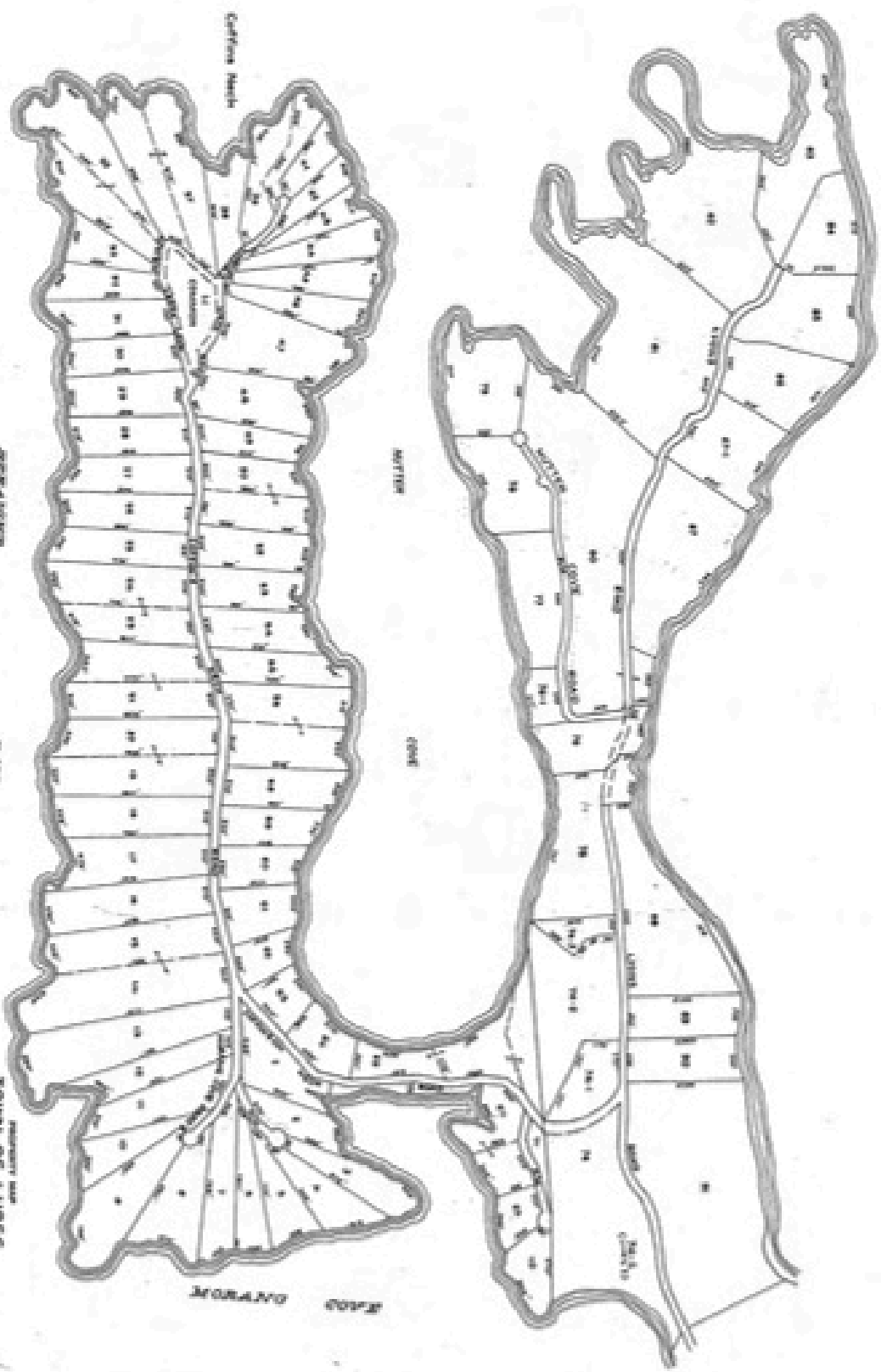
Marc Perry
207-733-2341
downeastassessing@gmail.com

Code Enforcement

Alex Henry
207-733-2341
lubecceo@gmail.com



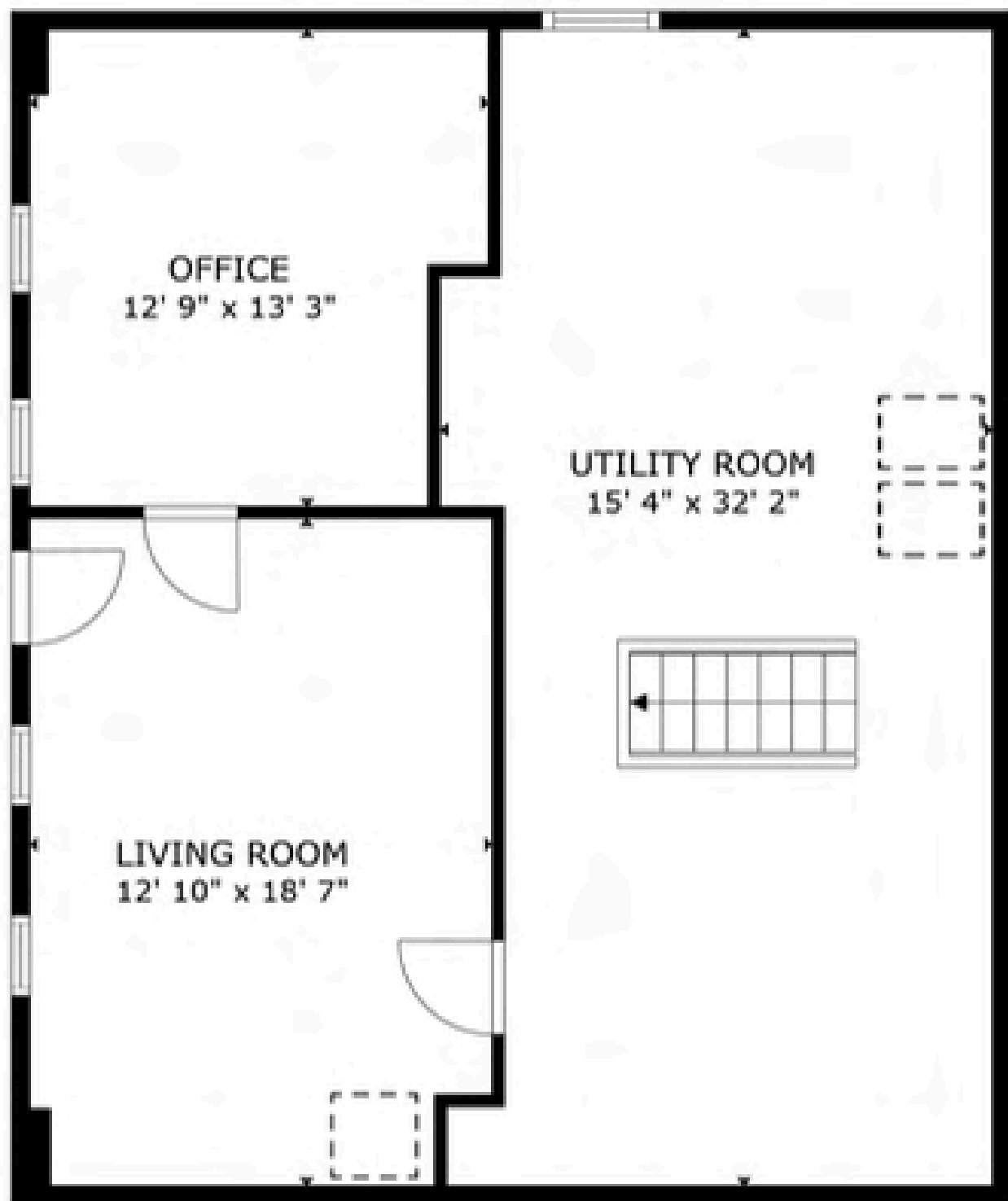
LEGEND
PACED, NUMBERED
ALIGNED MAP
BORDER LINE



APPROXIMATE

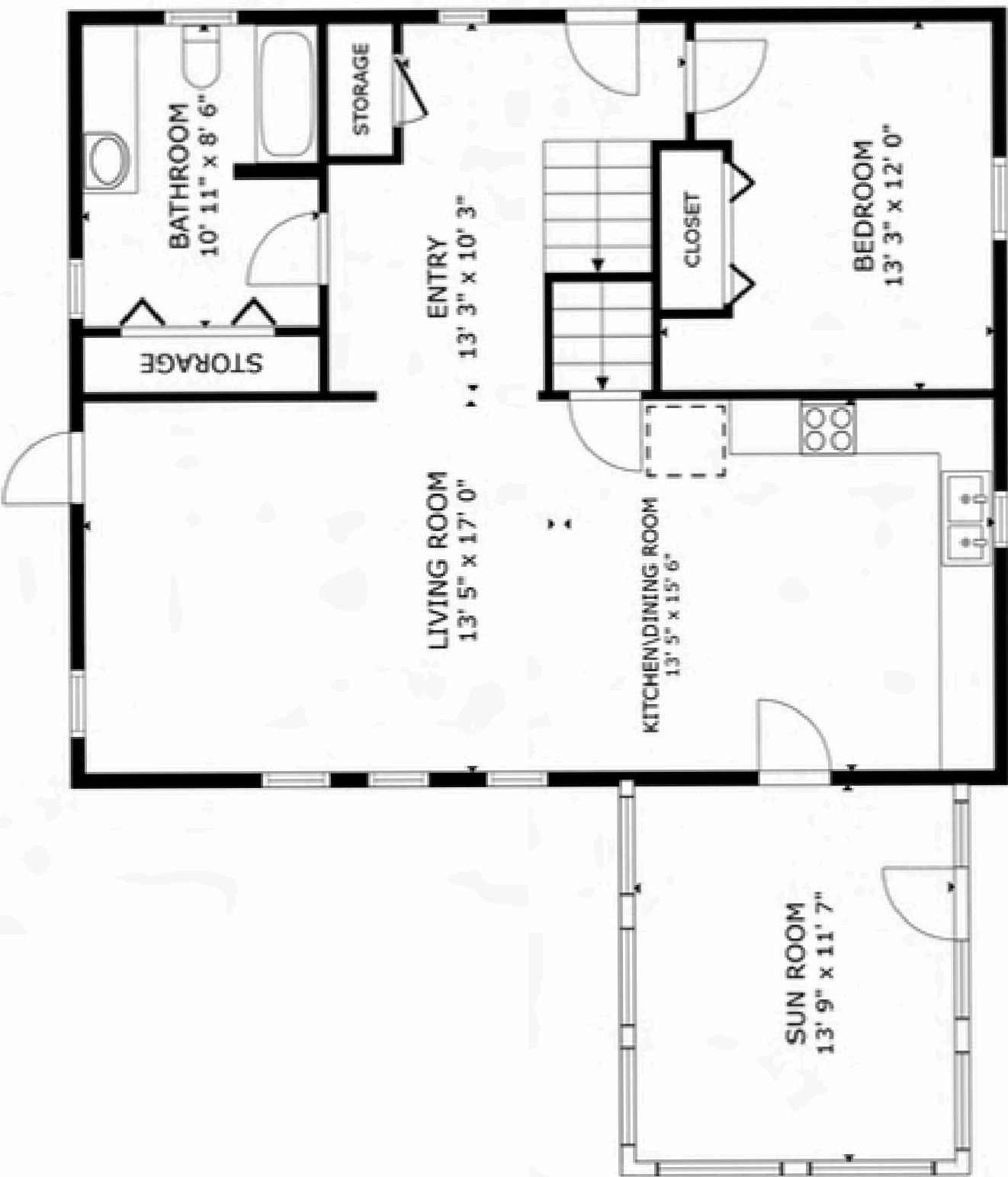
SCALE

TOWN OF LUBEC
MAINTENANCE, CONSTRUCTION, AND
REPAIRS
SCALE 1 INCH = 100 FEET



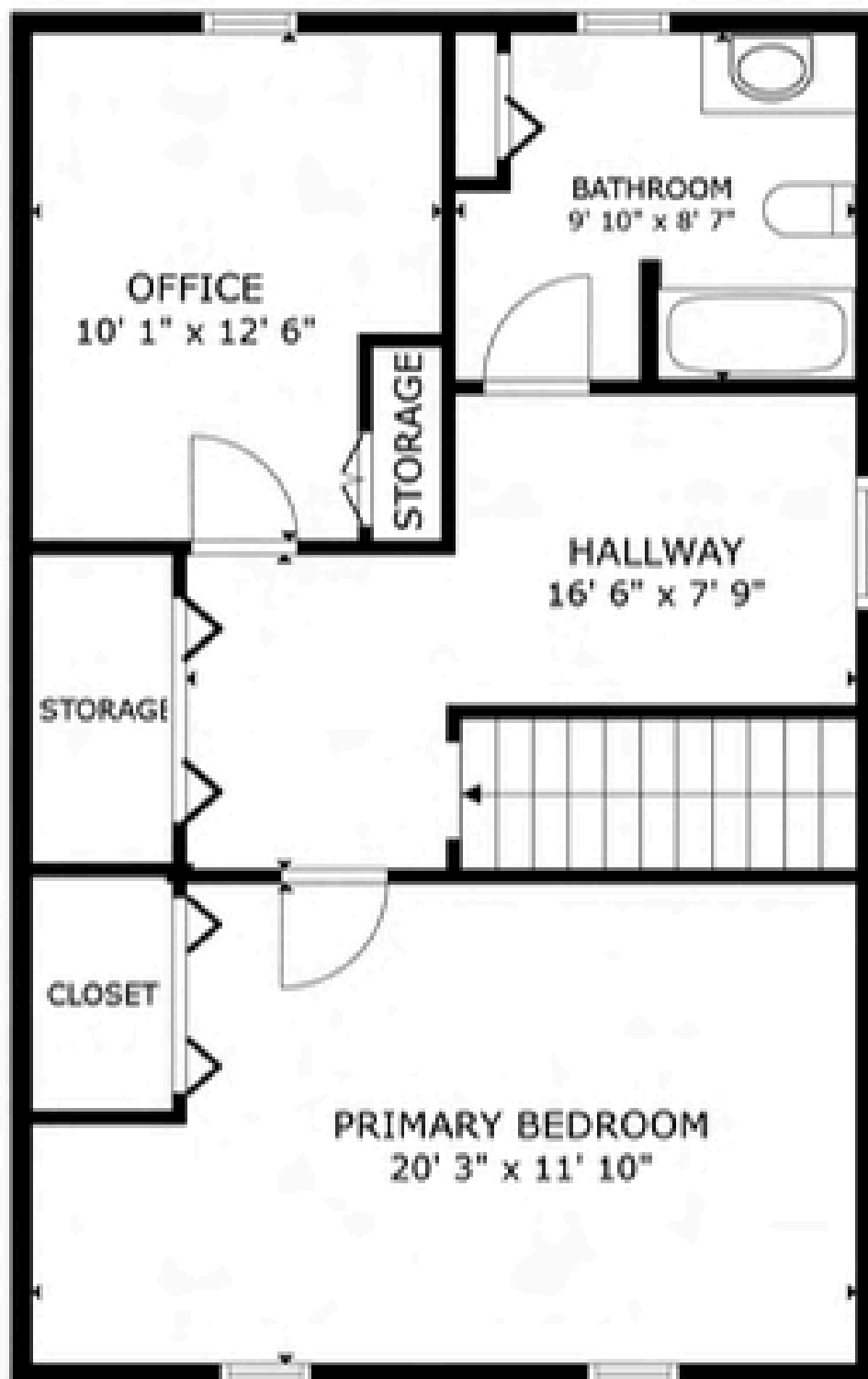
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 858 sq.ft. FLOOR 2 1,047 sq.ft. FLOOR 3 664 sq.ft.
TOTAL : 2,570 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 858 sq. ft. FLOOR 2 1,047 sq. ft. FLOOR 3 664 sq. ft.
TOTAL : 2,570 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 858 sq.ft. FLOOR 2 1,047 sq.ft. FLOOR 3 664 sq.ft.
TOTAL : 2,570 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

PROPERTY LOCATED AT: 255 Coffins Neck Road, Lubec, Me 04652**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: head of driveway on left under wishing well

Installed by: _____

Date of Installation: About 1986

USE: Number of persons currently using system: 1

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

Comments: well pump replaced 2016

Source of Section I information: owner

Buyer Initials _____

Page 1 of 8

Seller Initials LB

PROPERTY LOCATED AT: 255 Coffins Neck Road, Lubec, Me 04652**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: side and back of house - easterly OR ☐ UnknownDate installed: 08/06/1988 Date last pumped: 04/2024 Name of pumping company: Look BrothersHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: 04/2024 Name of company servicing tank: Look Brothers SepticLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Behind house - east sideDate of installation of leach field: 08/06/1988 Installed by: Sheldon StanleyDate of last servicing of leach field: not needed Company servicing leach field: _____Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ UnknownComments: No commentsSource of Section II information: HHE200

Buyer Initials _____

Page 2 of 8

Seller Initials lb _____

PROPERTY LOCATED AT: 255 Collins Neck Road, Lubec, Me 04652

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	Hot Air - Oil	Propane heater		
Age of system(s) or source(s)	03/2024	abt. 15 yrs ago		
TYPE(S) of Fuel	oil	propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	RH Foster	RH Foster		
Date of most recent service call	Fall 2025	not needed		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information		used very little - small propane tank heat/cook		

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: _____

Date chimney(s) last cleaned: not needed

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

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

If Yes, date: _____

Comments: owner believes the chimney is lined but not sure

Source of Section III information: OWNER

SECTION IV - HAZARDOUS MATERIAL

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

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

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

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

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

Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

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

Location: _____

Buyer Initials _____ Page 3 of 8 Seller Initials lb

PROPERTY LOCATED AT: 255 Coffins Neck Road, Lubec, Me 04652What materials are or were, stored in the tank(s) NAHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: noneSource of information: owner**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: NONE KNOWNSource of information: OWNER**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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: owner**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 ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: noneSource of information: owner**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: noneSource of information: owner

Buyer Initials _____

Page 4 of 8

Seller Initials LB

PROPERTY LOCATED AT: 255 Coffins Neck Road, Lubec, Me 04652**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: NONESource of information: OWNER**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: NONESource of information: OWNER**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: STRICTIVE COVENANTS, see deed right of way on road, private road, road associationSource of information: owner, deedIs 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? Road AssociationRoad Association Name (if known): Coffins Neck Road AssociationSource of information: Owner, VP of Association

Buyer Initials _____

Page 5 of 8

Seller Initials lb _____

PROPERTY LOCATED AT: 255 Coffins Neck Road, Lubec, Me 04652**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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: owner

Buyer Initials _____

Page 6 of 8

Seller Initials lb _____

PROPERTY LOCATED AT: 255 Coffins Neck Road, Lubec, Me 04652**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: **Veteran's and Homestead Exemption**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: **trailrunner internet, Direct tv**

Year Principal Structure Built: **1986** What year did Seller acquire property? **1996**Roof: Year Shingles/Other Installed: **July 2013 tacked down and glued for high east wind lifting/breaking**Water, moisture or leakage: **none**Comments: **none**

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☒ Yes ☐ No ☐ UnknownComments: **during heavy snow thaw/raid but only about twice in thirty years**Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: **none**Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: **Transfer switch - for generator - automatic**Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

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

Comments: **none**

Buyer Initials _____

Page 7 of 8

Seller Initials **lb**

PROPERTY LOCATED AT: 255 Coffins Neck Road, Lubec, Me 04652

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

Comments: none

Source of Section VII information: owner

SECTION VIII - ADDITIONAL INFORMATION

new dish washer 9/2022, Hot water Tank 3/2023 and powered ANODE. Also Generac with two tanks 2/2023, roof replaced 2013 with all shingles tacked down and glued to avoid high east wind lifting and breaking them. Replaced deck & Painted house 9/2024. Second Oven - counter top convection and regular oven.

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>Linda E. Baker</u>	<u>08/16/2026</u>		
SELLER	DATE	SELLER	DATE
Linda E Baker			

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
-------	------	-------	------



TRANSFER TAX PAID

01567

WARRANTY DEED

SHELDON G. ELLIOTT and MADELINE L. ELLIOTT, husband and wife,
whose mailing address is RR#1, Box 2110, Lubec, ME 04652

for consideration paid

grant unto HUGH M. BAKER, JR. and LINDA ELAINE TANHOUSER, whose
mailing address is RR#1, Box 2155, Lubec, ME 04652, as joint
tenants, with WARRANTY COVENANTS,

A certain lot or parcel of land with the buildings thereon
situated in Lubec, County of Washington and State of Maine,
bounded and described as follows:

Lot numbered 43 as shown on Plan of Land entitled "Lubec by the
Sea, Coffin's Neck, Washington County, Maine", dated August 1967
prepared by Kolman Timberland Service, and recorded in Washington
County Registry of Deeds in Plan Book 4, Page 43.

Together with the shore and flats lying between the sidelines of
said lot extending to low water mark in accordance with the laws
of the State of Maine.

Together with as appurtenant to every part of the lot herein
conveyed, rights-of-way for all purposes of ways over and upon all
the grantor's roads and rights-of-way as marked on said Plan,
which rights-of-way are to be used in common with the owners and
occupants of other lots marked on said Plan and other persons
lawfully entitled to the use of the same and their heirs and
assigns.

The grantees herein for themselves, their heirs and assigns, by
the acceptance of this deed of conveyance and in consideration of
the premises, covenant with the grantor, its successors and
assigns, that they will not construct any building with the
necessary other buildings to serve as a homestead or summer
residence at a cost of less than \$8,000.00 at time of
construction.

All of the premises hereinabove conveyed are made and conveyed
subject to the following permanent restrictions (not conditions
subsequent) to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial uses. No more than one single family dwelling with usual appurtenant structures, such as garage, patio, boathouse, private stable, shelter for domestic pets, etc., may be erected or maintained upon said premises. No house trailer mobile home, tent or other temporary structure shall be erected, placed, maintained or permitted to remain upon such property, excepting necessary temporary structures for a period of no more than 180 days during the course of construction which temporary structures shall be removed promptly upon completion of construction.

2. All sewage disposal facilities shall be constructed, installed and maintained in accordance with all applicable laws, and with the rules and regulations of all State and local agencies having jurisdiction. All waste, garbage or rubbish shall be promptly removed from the premises or promptly disposed of in accordance with all local ordinances and State laws concerning same. There shall be no underground disposal of liquid waste within 200 feet of any natural body of water, measured from the highest normal water line thereof.

3. Buyer hereby covenants and agrees to observe and comply with all rules and regulations of any governmental agency having jurisdiction, with respect to fires and fire prevention, conservation and protection of wildlife, and natural resources.

4. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary household pets shall be kept thereon, expressly prohibited but not limited to, are sheep, goats, swine, cattle, poultry, and other "farm animals".

5. Property herein described shall not be subdivided for sale or lease in parts or portions, but shall be sold or leased only as an entirety. Easements for utility, power, drainage and similar purposes are expressly reserved along a 15 foot strip of any road frontage and grantor shall have the right to permit use of or assign such easements to any public utility company or governmental agency for such purposes.

6. No unregistered vehicle intended for over-the-road use shall be stored thereon.

7. No trucks over 3/4 ton shall be parked overnight on the premises or on any street abutting the premises.

8. No building shall be located on any lot within 35 feet of any lot line. No driveway shall be located on any lot within 10 feet of the sidelines of said lot.

9. The maintenance and care of all recreational areas and roads provided by the Seller for the benefit of the buyer in common with others shall be the responsibility of the buyer in common with others having the use thereof.

10. The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all other lots of land of THE EVERGREEN POINT COMPANY and every part thereof, and shall run with the land. Invalidity of any one provision by Court decree or otherwise shall not affect any other provisions which shall remain in full force and effect.

Being the same premises described in a warranty deed from Joseph Mommelaar to Sheldon G. Elliott and Madeline L. Elliott dated December 18, 1985 and recorded in the Washington County Registry of Deeds in Volume 1365, Page 174.

Also conveying all rights, easements, privileges and appurtenances belonging to the granted estate, as intended by Title 33, MRSA 773.

WITNESS our hands and seals this 15th day of Feb., 1996.

SIGNED, SEALED and DELIVERED
in the presence of

William B. Talbot Jr.
Witness

Sheldon G. Elliott
Sheldon G. Elliott

to both
Witness

Madeline L. Elliott
Madeline L. Elliott

STATE OF MAINE
Washington, SS: **SEAL**

February 15, 1996

Personally appeared the above-named SHELDON G. ELLIOTT and acknowledged the foregoing instrument to be his free act and deed.

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received **FEB 15 1996**
at 2 H 45 M P M recorded
in Book _____ Page _____
Attest:

G:\docs\deeds\102379

Register

Before me,

William B. Talbot Jr.
Notary Public/Attorney
WILLIAM B. TALBOT JR.
Type or print name of
Notary Public/Attorney