



# Cold Stream Pond Home

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**\$849,000**

4 Littlefield Way  
Enfield, Maine  
04493



Lifestyle  
Properties  
of Maine



**Carmen McPhail**  
 REALTOR®  
 (207) 290-0371  
 carmen@lifestylepropertiesme.com

Welcome to 4 Littlefield Way, Enfield on Cold Stream Pond! This picturesque 4 bed 3.5 bath property offers a calm oasis nestled on the shores of Cold Stream Pond, boasting 90 feet of waterfront with a spacious dock for lakeside lounging. Situated on 2.15 acres, this charming cape style home combines comfort and convenience with fun and function.

The main living space spans 2,272 square feet above grade, with an additional 250 square feet of finished space in the basement, currently used as home workout room and a spacious laundry area. The heart of the home is the recently renovated kitchen, complete with new cabinetry, quartz countertops, and state-of-the-art appliances. The dining room affords spectacular views of the lake as does the expansive deck with horizontal wire railings. Vinyl plank waterproof floors adorn the first level, while a gas fireplace adds warmth and ambiance to the living room in winter and the heat pump provides the perfect temperature to the dining/living and kitchen area the rest of the year.



**SCAN THE  
 QR CODE  
 TO VIEW  
 THE FULL  
 PROPERTY  
 DETAILS &**

## Local Contacts

### Police

Penobscot County Sheriff  
 207-947-4585

### Fire

Howland Fire Dept  
 207-732-7195

### Town Office

789 Hammett Rd  
 207-732-4279  
 M-Th 7AM-4PM

### Tax Assessor

Travis Roy  
 207-732-4270

### Code Enforcement

TBD  
 207-732-4270

### School District

AOS 43  
 207-943-7313

## Proximity

### Shopping

Lincoln, 8± miles

### City

Bangor, 39± miles

### Airport

Bangor International, 41± miles

### Interstate

Ext #217, 7± miles

### Hospital

Penobscot Valley, 6.5± miles

### Boston, MA

278± miles (4± hours)

The second floor is made up of a nice sized bedroom with ensuite full bath, a second bedroom with ensuite half bath and a third bedroom as well as a shared full bath.

The master suite, located above the heated, insulated two-car garage, offers a private sanctuary with a full bath, large walk-in closet, and a private balcony overlooking the lake. With its own separate entrance, this suite has the potential to be converted into an accessory dwelling for rental income.

Outside, the property is adorned with special features including a bocce ball court, a hot tub, and a shower house, creating the perfect space for outdoor relaxation and entertainment. The dock system offers easy boat mooring as well as a large seating platform for alfresco dining. The boathouse and storage barn located closer to the main road offer ample storage for outdoor gear and watercraft. This lot also includes frontage on Lincoln Road which has been recently selectively cleared for that park-like look that blends well with the home and its open lawns.





Enfield, a quaint town with a population of 1,435, offers a peaceful retreat while still providing easy access to amenities. Located in northern Penobscot County, it's just a short drive to Lincoln for shopping and services, with Bangor and Portland within easy reach for additional entertainment and dining options.



Cold Stream Pond, spanning 3,628 acres, is a haven for outdoor enthusiasts, offering crystal-clear waters. It is ideal for fishing, boating, and water sports. Whether you're casting a line for landlocked salmon or simply enjoying a leisurely cruise on the water, this pristine pond offers endless opportunities for recreation and relaxation. This lot in particular boasts a small pebble and sandy bottom – great for swimming and wading.

Don't miss your chance to own this idyllic lakeside retreat! Contact us today to schedule a showing and make 4 Littlefield Way your new home sweet home.

## Property Specifics

**Trash Removal**

Transfer Station | Hammett Rd

**Electric Company**

Versant

**Heating Company**

JJ Murchinson

**Water/Sewer**

Private

**Internet Provider/Speed**

Various





# 4 Littlefield Way, Enfield

## Year Built

1950s

## Square Foot

2272

## Bedrooms

Four

## Bathrooms

3.5

## Flooring

Carpet | Laminate | Vinyl | Tile

## Garage

Yes | 2 Spaces

LISTING PRICE

Acres 2.15± \$849,000 Taxes \$6028.59

## Water

Private

## Sewer

Private

## Roof

Metal

## Heating

Direct Vent | Heat Pump

## Cooling

Heat Pump

## View

Scenic | Trees

## Zoning

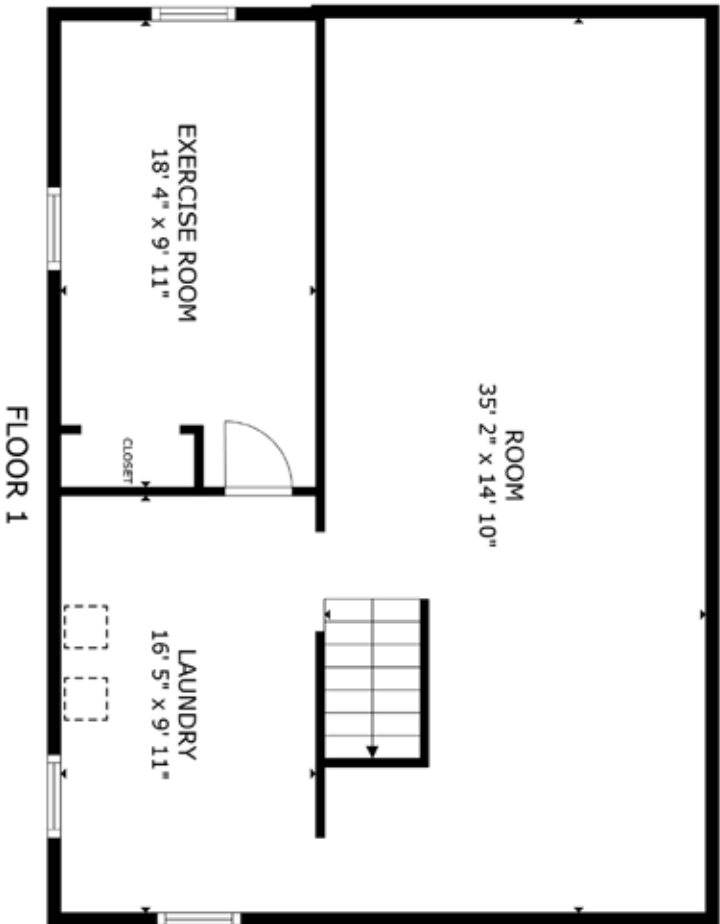
Residential | Shoreland

## Road Frontage

Yes | 565'

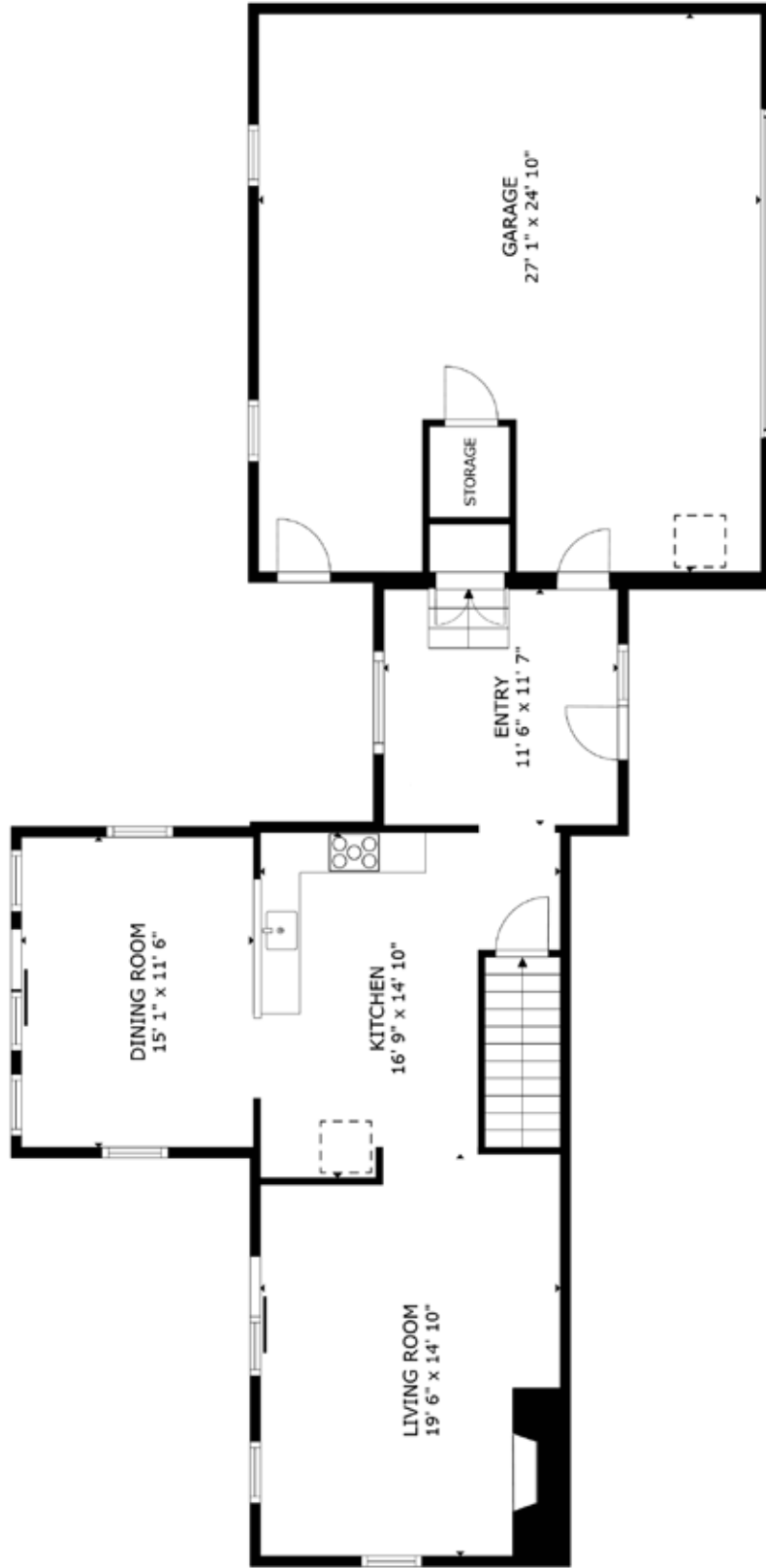
## Water Frontage

90' | Cold Stream Pond



GROSS INTERNAL AREA  
 FLOOR 1 892 sq.ft. FLOOR 2 875 sq.ft. FLOOR 3 1,233 sq.ft.  
 EXCLUDED AREAS : GARAGE 639 sq.ft.  
 TOTAL : 2,989 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

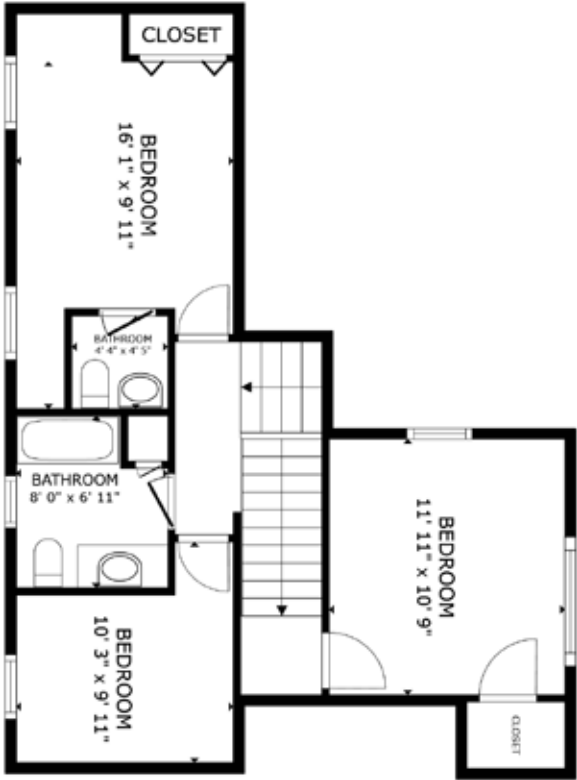




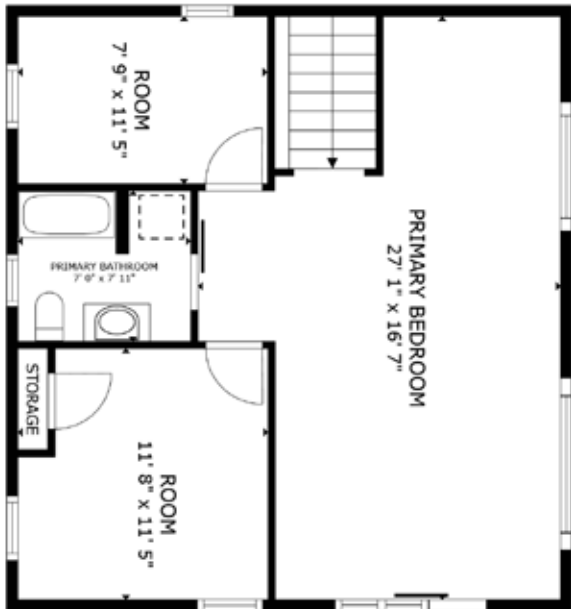
FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 882 sq. ft. FLOOR 2 875 sq. ft. FLOOR 3 1,233 sq. ft.  
 EXCLUDED AREAS : GARAGE 639 sq. ft.  
 TOTAL : 2,969 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





FLOOR 3

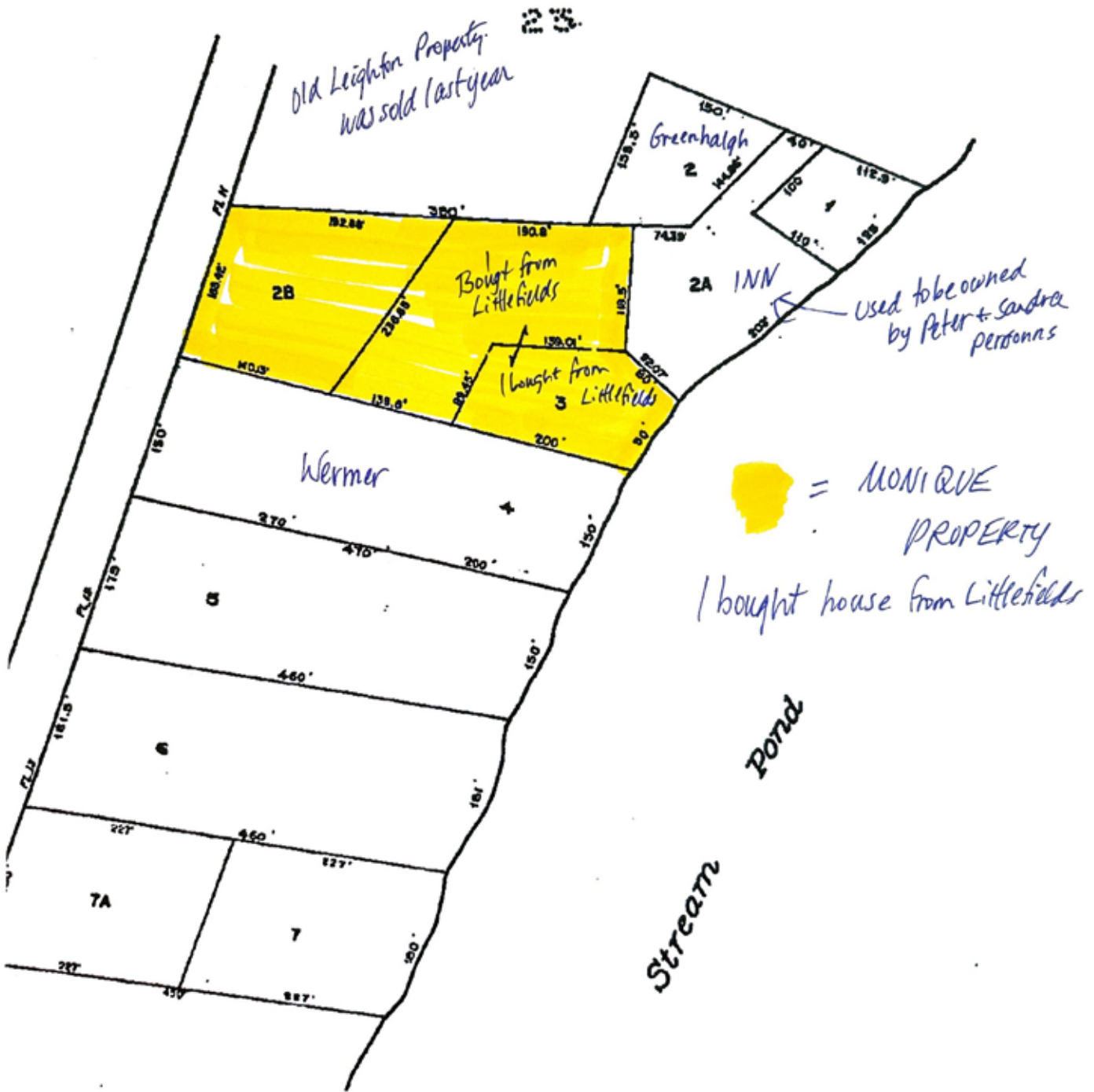


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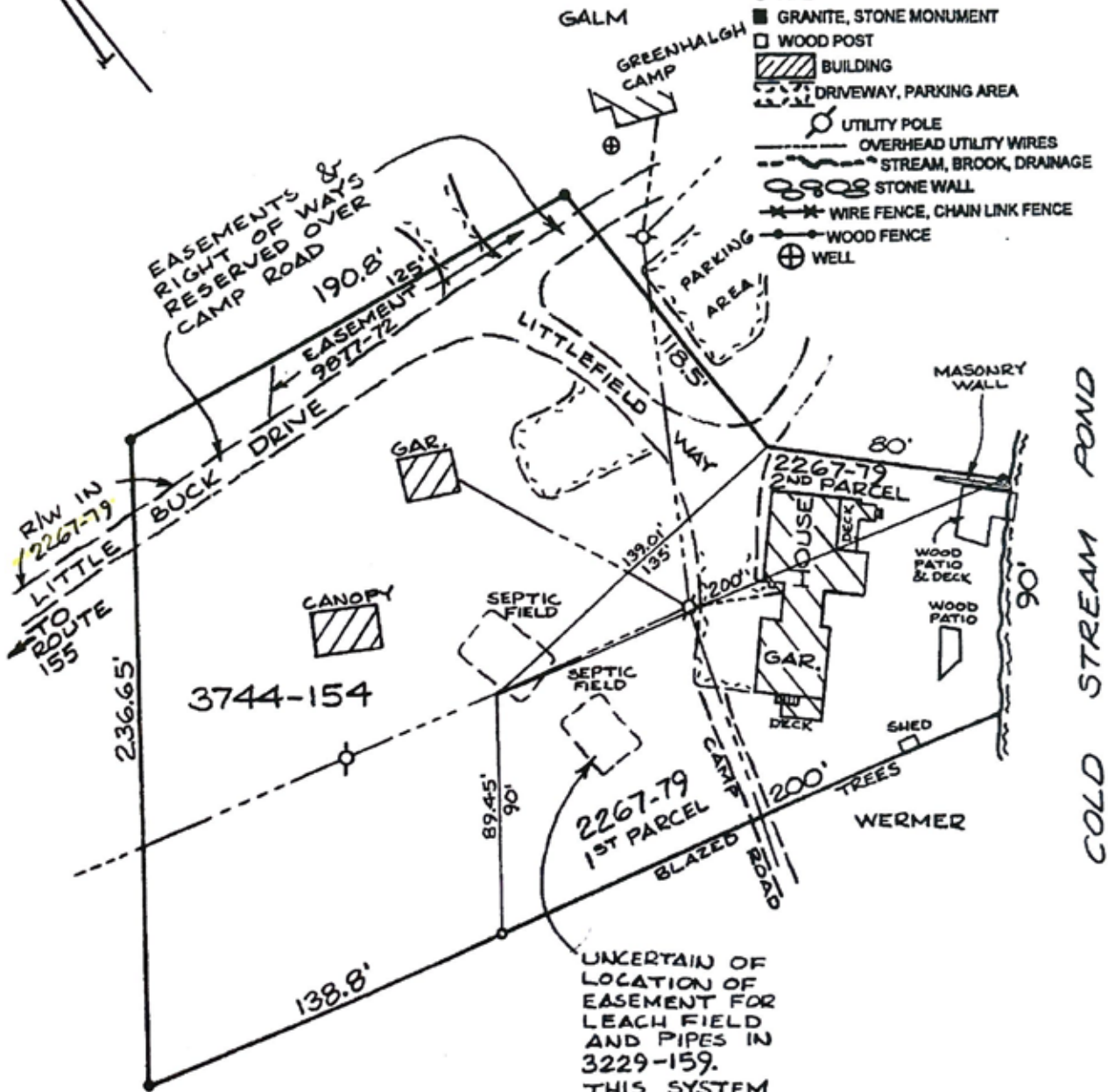




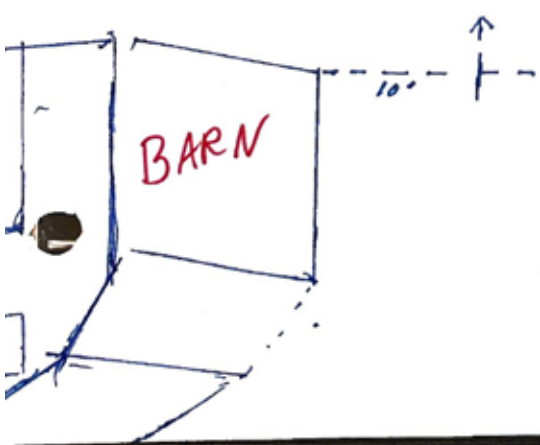
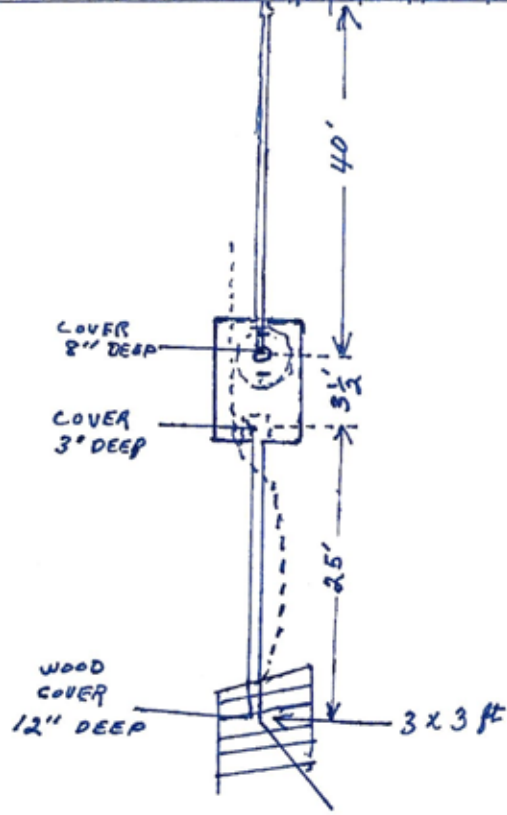
1" = 50'

**LEGEND:**

- PIN, ROD, BOLT OR REBAR
- PIPE
- GRANITE, STONE MONUMENT
- WOOD POST
- ▨ BUILDING
- ▭ DRIVEWAY, PARKING AREA
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- ~ STREAM, BROOK, DRAINAGE
- ⊕ STONE WALL
- ⊗ WIRE FENCE, CHAIN LINK FENCE
- ⊕ WOOD FENCE
- ⊕ WELL



UNCERTAIN OF LOCATION OF EASEMENT FOR LEACH FIELD AND PIPES IN 3229-159. THIS SYSTEM MAY NOT BE THE ONE REFERRED TO IN 3229-159.



### LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Maurice Hesseltime, Monique Hesseltime (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 4 Littlefield Way, Enfield, ME 04493

Said contract is further subject to the following terms:

#### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

#### Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
 \_\_\_\_\_
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (**check one below**):  
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
 \_\_\_\_\_
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### Buyer's Acknowledgment

- (c) Buyer has received copies of all information listed above.
- (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- (e) Buyer has (**check one below**):  
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


#### Agent's Acknowledgment

- (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

#### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<u>Maurice Hesseltime</u>	<u>06/02/2024</u>
		Seller <u>Maurice Hesseltime</u>	Date
Buyer	Date	<u>Monique Hesseltime</u>	<u>06/02/2024</u>
		Seller <u>Monique Hesseltime</u>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Carmen McPhail</u>	<u>06/02/2024</u>
		Agent <u>Carmen McPhail</u>	Date

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PROPERTY LOCATED AT: 4 Littlefield Way, Enfield, ME 04493

**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: 06/14/2021 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? double osmosis filter installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: north side of house outside living room - buried well head

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 2

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

Comments: well is truly artesian well - overflow pipe feeds into the fish pond

Source of Section I information: Current owner and previous disclosure

Buyer Initials MJ MH \_\_\_\_\_ Page 1 of 7 Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 4 Littlefield Way, Enfield, ME 04493

**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: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: Rt 188 side of driveway and south of barn/detached garage OR  Unknown

Date installed: unknown Date last pumped: June 2022 Name of pumping company: Cal's Septic

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: June 2022 Name of company servicing tank: Cal's Septic

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Rt 188 side of driveway

Date of installation of leach field: 1999 Installed by: King Brothers

Date of last servicing of leach field: none Company servicing leach field: n/a

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: n/a

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

If Yes, are they available? .....  Yes  No

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: leach field has 2 covers for access - see map attached

Source of Section II information: Current owner and previous disclosure

Buyer Initials MH MH

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: **4 Littlefield Way, Enfield, ME 04493**

**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 water	Heat Pump x 2	Propane Fireplace	Direct Vent heater
Age of system(s) or source(s)	2004/2023*	2020/2023	2023	2023
TYPE(S) of Fuel	Oil	electric	propane	propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		not metered separately	occasional use only	occasional use - in garage
Name of company that services system(s) or source(s)	JJ Murchison	JJ Murchison	n/a	n/a
Date of most recent service call	Fall2023	n/a	n/a	n/a
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	none
Other pertinent information	none	one above garage and one in living room	propane useage includes gas range/renai	included in propane useage with others

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: \_\_\_\_\_  
 Direct/Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date: \_\_\_\_\_

Comments: HW heat for main house, Heat pump for in-law suite, 2020 2nd heat pump 2023and Gas FP in livingroom, Renai for garage. \*Radiators upgraded 2023

Source of Section III information: **Current owner, previous disclosure and personal observation**

**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 MH MH \_\_\_\_\_ Page 3 of 7 Seller Initials \_\_\_\_\_



PROPERTY LOCATED AT: 4 Littlefield Way, Enfield, ME 04493

~~What materials are, or were, stored in the tank(s)?~~

~~Have you experienced any problems such as leakage?  Yes  No  Unknown~~

Comments: none known

Source of information: Current owner and previous disclosure and public record

**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: none  Yes  No  Unknown

Comments: none known

Source of information: Current owner and previous disclosure

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: January 2007 By: previous owner

Results: 0.4 pci/L

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: previous owner had tested. No remediation needed

Source of information: Current owner and previous disclosure

**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:

Yes  No  Unknown

Comments: none known

Source of information: current owner

Buyer Initials MH MH

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 4 Littlefield Way, Enfield, ME 04493

**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: built in 1950s

Source of information: Current owner and previous disclosure

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: none

Source of information: Current owner and previous disclosure

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

**SECTION V – GENERAL INFORMATION**

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: ROWS, easements,

Source of information: Deeds

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 owners/users cooperate in maintenance without formal agreement

Road Association Name (if known): none

Buyer Initials MH MH \_\_\_\_\_

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 4 Littlefield Way, Enfield, ME 04493

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: homestead

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

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

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: 1950s

What year did Seller acquire property? 2008

Roof: Year Shingles/Other Installed: 2007

Water, moisture or leakage: none

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: minimal seepage during heavy rain/spring thaw prior to gutter installation in 2020-none since.

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: \_\_\_\_\_

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

If Yes, is the survey available? .....  Yes  No  Unknown

Manufactured Housing – Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

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

Comments: none known

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

Comments: none

Source of Section V information: Current owner and previous disclosure and personal observation

Buyer Initials MH MH

Seller Initials \_\_\_\_\_



## WARRANTY DEED

DLN NO.: 1002440265853

**Monique Hesseltine F/K/A Monique Landucci of 4 Littlefield Way, Enfield, ME 04493, FOR CONSIDERATION PAID, GRANTS to Monique Hesseltine and Maurice Hesseltine both of 4 Littlefield Way, Enfield, ME 04493 with WARRANTY COVENANTS, as JOINT TENANTS the following described real property located in the Town of Enfield, County of Penobscot, State of Maine, being bounded and described as follows, to wit:**

Beginning at an iron rod on the Easterly sideline of Route 155 at the Southwest corner of land now or formerly of Elizabeth Leighton; thence S 82° 56' 30" E One Hundred Ninety-two and Eighty-Eight Hundredths (192.88) feet to an iron pin at the corner of land now or formerly of Wayne Littlefield; thence S 37° 04' W along said Littlefield property Two Hundred Thirty-Six and Sixty-five Hundredths (236.65) feet to an iron pin located in the Northerly line of land now or formerly of John Wermer; thence N 74° 26' 30" W along said wermer property One Hundred Forty and Thirteen Hundredths (140.13) feet to an iron pin on the Easterly sideline of said Route 155; thence N 25° 46' 15" E along the sideline of said Route 155 One Hundred Eighty-Five and Forty-Two Hundredths (185.42) feet to the point of beginning.

Also conveying to the Grantees herein, the easement over the existing road on land of Wayne and Frances Littlefield reserved by JoAnn Houser in her deed to said Littlefields recorded in Volume 3744, Page 154, Penobscot County Registry of Deeds.

EXCEPTING AND RESERVING to William L. Chubbuck, et ux., and to all others having similar rights, a right of way for all purposes of a way, including the right to erect and maintain utility poles lines and pipes over the above described premises along the gravel roads which run from Route 155 to lots on Cold Stream Pond.

FURTHER EXCEPTING AND RESERVING the right of way excepted in the deed to William L. Chubbuck, et ux., from Cy W. Greenhaigh, et al., dated September 21, 1976, and recorded in Penobscot Registry of Deeds, Volume 2702, Page 125 to which deed reference may be had for Joseph G. Martin's et ux., source of title.

Being Parcel Two in the deed from Stephen LaFreniere to Gregory B. Smaha dated September 20, 1989, recorded in Book 4523, Page 18 in the Penobscot County Registry of Deeds.

Also conveying herewith, the following right of way, which was retained by the Grantor herein, in the deed from the Grantor herein to Peter B. Persson and Brenda L. Persson dated September 30, 1996, recorded in the Penobscot County Registry of Deeds, in Book6236, Page 222, described as follows:

"A right of way, by foot over and along a strip of land beginning at a point on Cold Stream Pond which is the point of beginning of the parcel conveyed by this deed and connecting Cold Stream Pond to the rights of way described above. The rights reserved in this paragraph shall not be assigned to persons or entities who are not record owners of Parcel Two in the deed recorded in Penobscot County Registry of Deeds, Volume 4523, Page 18".

Being all and the same premises as described in a deed Stuart Landucci and Monique Landucci, Trustees of the Stuart Landucci Revocable Trust of 2014, and Stuart Landucci and Monique Landucci, Trustees of the Monique Landucci Revocable Trust of 2014, dated January 30, 2015 to Monique Landucci dated May 23, 2023 and recorded in Book 16862, Page 233 in the Penobscot County Registry of Deeds.

This conveyance is from wife to husband and wife, for no monetary consideration, to create a joint tenancy.

The preparer of this deed did not search title as part of preparation of this deed.

Witness my hand and seal this 13 day of February, 2024.

Keri L  
Witness

Monique Hesselstine  
Monique Hesselstine F/K/A Monique Landucci

State of Maine  
County of Penobscot, ss

February 13, 2024.

Personally appeared the above named Monique Hesselstine F/K/A Monique Landucci and acknowledged the foregoing instrument to be her free act and deed.

Before me, Kortney Aiken Theriault  
Notary Public

Print Name

KORTNEY AIKEN THERIAULT  
Notary Public, State Of Maine  
My Commission Expires July 31, 2029

No Transfer Tax Paid

**QUITCLAIM DEED  
WITH COVENANT**

**DLN NO.:** 1002440265846

**Monique Hesseltnine F/K/A Monique Landucci** of 4 Littlefield Way, Enfield, ME 04493, FOR CONSIDERATION PAID, GRANTS to **Monique Hesseltnine and Maurice Hesseltnine** both of 4 Littlefield Way, Enfield, ME 04493 with QUITCLAIM COVENANT, as **JOINT TENANTS** the following described real property located in the Town of Enfield, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

Two certain lots or parcels of land, with any improvements thereon, situated in Enfield, County of Penobscot and State of Maine, and bounded and described as follows:

**PARCEL I:**

1. Beginning at a point on the westerly shore of Cold Stream Pond and marked by an iron stake, said point being the northeast corner of land conveyed by Lisa W. Dana and Dorothy K. Weatherbee by deed dated July 18, 1952 and recorded in Penobscot County Registry of Deeds in Volume 1367, Page 205;
2. Westerly 200 feet along the northerly line and the projection of the northerly line of land of said Weatherbee to a point, said line also being a line parallel to the northerly line of land conveyed by Lisa W. Dana to Earl M. Paisley and Mary O. Paisley by deed dated August 21, 1946 and recorded in said Registry at Volume 1262, Page 53;
3. Northerly and in a line parallel with the shore of said Cold Stream Pond 90 feet to a point;
4. Easterly 200 feet to a point on the shore of said Cold Stream Pond;
5. Southerly along the shore of said Cold Stream Pond 90 feet to the point of beginning.

Also, a right of way by foot, vehicles, or otherwise, including the right to erect and maintain light, power and telephone lines over and across the land of Cy W. Greenhalgh and Margaret E. Greenhalgh, from the above described lot to the public highway known as the Lincoln-Enfield Road, for the purpose of ingress and egress to and from said highway.

Also a second lot or parcel of land situated in said Enfield, and bounded and described as follows:

1. Beginning at a point on the westerly shore of Cold Stream Pond, said point being the northeasterly corner of land conveyed by Cy W. Greenhalgh and Margaret E. Greenhalgh by deed dated October 31, 1969 and recorded in Penobscot County Registry of Deeds Volume 2171, Page 666;
2. Northwesterly 80 feet on a line parallel to existing masonry wall to a point marked by an iron stake;

3. Southwesterly 135 feet to a point marked by an iron stake, said point being the northwesterly corner of land conveyed by Cy W. Greenhalgh and Margaret E. Greenhalgh by deed dated September 17, 1971 and recorded in said Registry at Volume 2261; Page 306;
4. Easterly 200 feet along the northerly line of land conveyed by Cy W. Greenhalgh and Margaret E. Greenhalgh by the aforesaid two deeds to the point of beginning.

Also, a right of way by foot, vehicles, or otherwise, including the right to erect and maintain light, power and telephone lines over and across the land of Cy W. Greenhalgh and Margaret E. Greenhalgh, from the above described lot to the public highway known as the Lincoln-Enfield Road for the purpose of ingress and egress to and from said highway.

Also, a right of way to install and maintain septic tank facilities on cleared land westerly of land herein conveyed and used by Cy W. Greenhalgh and Margaret E. Greenhalgh as parking area.

SUBJECT TO the right of way and the right to park and leave standing vehicles, granted by Lisa W. Dana to Dorothy e. Weatherbee in deeds dated March 13, 1952 and July 18, 1952 and recorded, respectively, in said Registry at Book 1353, Page 363 and Book 1367, Page 205.

SUBJECT TO the easement from Wayne Littlefield and Frances Littlefield to John Werner and Kerstin E. Werner dated September 13, 1981, recorded in Book 3229, Page 159, Penobscot County Registry of Deeds.

**PARCEL II:**

1. Beginning at an iron pin located in the southerly line of land, now or formerly of Joann House, said pin also being the most southwesterly point of land of Wayne D. Littlefield and Frances G. Littlefield by deed dated May 12, 1972 and recorded in Book 2267, Page 79, Penobscot County Registry of Deeds;
2. N 74° 26' 30" W, along the southerly line of land of said Littlefield, a distance of 138.8 feet to an iron pin located in said Southerly line;
3. N 37° 04' 00" E a distance of 236.65 feet, more or less, to an iron pin located in the southerly line of land of one Elizabeth Leighton;
4. S 82° 56' 30" E, along the southerly line of land of said Elizabeth Leighton, a distance of 190.8 feet, more or less, to an iron pin;
5. S 00° 51' 00" W a distance of 118.5 feet to an iron pin located in the northerly line of land of the said Littlefield;
6. S 88° 31' 45" W, along land owned by Littlefield, a distance of 139.01 feet to an iron pin;
7. S 35° 26' 15" W, along land owned by Littlefield, a distance of 89.45 feet to the point of beginning.



**EXCEPTING AND RESERVING to William L. Chubbuck, et ux, and to all others having similar right, a right of way for all purposes of a way, including the right to erect and maintain utility poles, lines and pipes over the above described premises along the gravel roads which run from Route 155 to lots on Cold Stream Pond.**

**FURTHER EXCEPTING AND RESERVING the right of way excepted in deed to William L. Chubbuck, et ux, from Cy W. Greenhalgh, et al, dated September 21, 1976, and recorded in Penobscot County Registry of Deeds, Volume 2702, Page 125, to which deed reference may be had for Joseph G. Martin's et ux, source of title.**

**EXCEPTING AND RESERVING to Joann Houser, her heirs and/or assigns, an easement over an existing access road over the property herein conveyed for the purpose of ingress and egress to other land of Joann Houser, her heirs and/or assigns, herein commonly referred to as the Cold Stream Inn parcel. Also reserved to Joann Houser, her heirs and/or assigns, and/or assigns, an easement in gross on the premises herein conveyed for the purpose of parking motor vehicles of customers and/or tenants of Joann Houser, her heirs and/or assigns, that may utilize the facility of Joann Houser, her heirs and/or assigns, commonly referred to as the Cold Stream Inn.**

**SUBJECT TO the easement from Wayne D. Littlefield and Frances C. Littlefield to Sandra M. Persson dated May 20, 2005, recorded in Book 9877, Page 72, Penobscot County Registry of Deeds.**

**SUBJECT TO and with the benefit of easements, rights, restrictions, mortgages or encumbrances of record, if any.**

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

**Being all and the same premises as described in a deed from Stuart Landucci and Monique Landucci, Trustees of the Stuart Landucci Revocable Trust of 2014 and Stuart Landucci and Monique Landucci, Trustees of the Monique Landucci Revocable Trust of 2014, dated October 21, 2022 and recorded in Book 16703, Page 100 in the Penobscot County Registry of Deeds.**

**This conveyance is from wife to husband and wife, for no monetary consideration, to create a joint tenancy.**

**The preparer of this deed did not search title as part of preparation of this deed.**

Witness my hand and seal this 13 day of February, 2024.

[Signature]  
Witness

[Signature]  
Monique Hesselline F/K/A Monique Landucci

State of Maine  
County of Penobscot, ss

February 13, 2024.

Personally appeared the above named Monique Hesselline F/K/A Monique Landucci and acknowledged the foregoing instrument to be her free act and deed.

Before me, [Signature]  
Notary Public

\_\_\_\_\_  
Print Name

KORTNEY AIKEN THERIAULT  
Notary Public, State Of Maine  
My Commission Expires July 31, 2029



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 United Country Lifestyle Properties of Maine  
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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.