

# LAKEFRONT LOG CABIN

RECREATIONAL | OFF-GRID | WATERFRONT

Dovetailed Log Cabins

**TBD West Lake Rd  
Talmadge, Maine**

342± ft on West  
Musquash Lake



**\$375,000**

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*Photography by Mayhem Media*

Nestled in the heart of a protected wilderness area, this rare property offers a unique opportunity to own a slice of the nearly undeveloped shoreline of West Musquash Lake. Encompassing 3 acres of land, this lakefront site features a charming cabin that awaits your finishing touches. Surrounded by over three hundred thousand acres of nearly contiguous conservation lands, this location is insured to never be over developed. This is the perfect retreat for nature lovers and outdoor enthusiasts.

**GREAT LOCATION** Located in the tiny town of Talmadge, with a population of just 70, this property offers seclusion while still being within a reasonable distance of essential services. Princeton, the nearest town for services, is just 15 miles away, while the city of Calais is approximately 35 miles. For more extensive amenities and shopping, Lincoln is a 53-mile drive, and Bangor is 102 miles away, about a 2-hour journey. If you're seeking a taste of Canadian culture, St. John, New Brunswick, is just over 100 miles from the property, offering a vibrant city experience with a rich history.



MLS# 1594235

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**LAKE** West Musquash Lake, named after the native term for muskrat, is a crystal-clear, cold-water lake spanning 1,613 acres with a depth of 108 feet. The lake is renowned for its excellent fishing, including lake trout, landlocked salmon, brook trout, and cusk, also known as burbot. Whether you're an angler looking for trophy catches or simply enjoy the tranquility of lakefront living, West Musquash Lake has something to offer.

**LOG CABIN** The dovetailed log cabin on the property, approximately four years old, provides a solid foundation for your dream retreat. This unique structure has two 16 X 18 dovetailed log cabins connected by a common roof structure and covered porch. The cabin is still under construction and the owner will include decking the lakeside porch and completing weather-tight eaves and gables for the current offering price.



This cabin can be customized to your liking as the owner-builder is open to discussing finishing options, at additional cost, to make this cabin truly your own. This could be a stand alone cabin as is or the start of a larger project, possibly utilizing the current structure as a bunkhouse or other such accessory building.



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Properties  
of Maine**





**LAKEFRONT LOT** The land itself is the scarce gem of this offering, with 3 acres and 342 feet of lakefront. The property once had a cabin near the lake and the grandfathered site is cleared to the shore, offering unobstructed westerly views, perfect for enjoying stunning sunsets over the lake.

There are only a few existing cabins and lots on this lake with the remaining lands being part of the DLLT Sunrise Conservation Easement protected from future development.

**AREA INFORMATION** The Down East Lakes Land Trust's Sunrise Easement ensures that 312,000 acres of surrounding conservation land will be protected from development, with a public access easement in place for your enjoyment. Other nearby attractions include Grand Lake Stream, West Grand Lake, and the scenic Maine Coast, all within a short drive.

This lakefront property offers an unparalleled combination of natural beauty, tranquility, and potential. Don't miss out on the chance to own this exceptional piece of wilderness paradise.



MLS# 1594235

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newsletter







# WEST LAKE ROAD TALMADGE

PRICE

**\$375,000**

TAXES

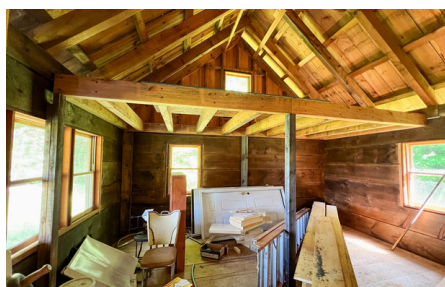
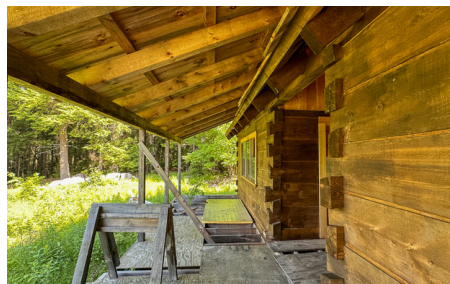
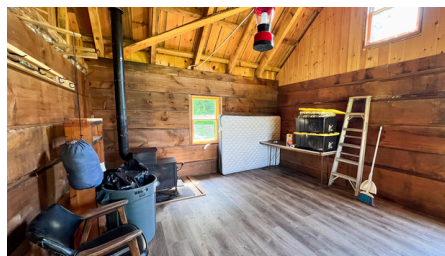
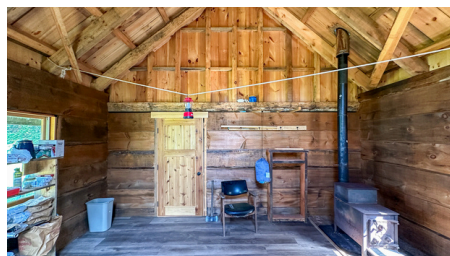
\$828/2023

SIZE

576 SQFT

BUILT IN

2020



## HOW FAR TO...



Shopping | Princeton, 15± miles



Hospital | Calais, 35± miles



Airport | BGR 102± miles/ 2 hours



Interstate | Exit #182A 102± miles



City | Calais, 35± Miles



Boston | 336± miles/ 5.5 hours



# MUNICIPAL CONTACTS

## Police

Washington County Sheriff  
(207) 255-4422

## Fire

Maine Forest Service  
(207) 287-2791

## Town Office

Town of Talmadge  
4455 Houlton Rd. #13  
Waite, ME 04492  
  
(207) 808-0449  
talmadge@talmadge.me

## Tax Assessor

Town of Talmadge  
(207) 619-3829

## Code Enforcement

Jim Slowe  
207-788-3877





# Phil McPhail, ALC

DESIGNATED BROKER | 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:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country LifeStyle Properties of Maine is your realtor!'

**Kelly Simmons**



@uclifestylepropertiesme



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Maine



0 40 80 160  
Miles

Protected Areas,  
NB

Protected Areas,  
NB

Rt.6  
Sunrise Easement

Penobscot &  
Passamaquoddy  
Tribal Lands

Downeast Lakes  
Community Forest

Passamaquoddy  
Tribal Lands

New  
Brunswick

Duck Lake Unit

Sunrise Easement

Moosehorn  
NWR

Machias River  
Corridor

## Legend



- Downeast Lakes Community Forest
- Tribal Lands
- Other Conserved Lands
- New Brunswick Protected Areas

0 2 4 8  
Miles



Talmadge - West Musquash Lake Rd 3 +/- acres  
Maine, AC +/-



 Boundary



Talmadge - West Musquash Lake Rd 3 +/- acres

Maine, AC +/-



Boundary



# Talmadge - West Musquash Lake Rd 3 +/- acres

Maine, AC +/-



Boundary



PROPERTY LOCATED AT: West Musquash Lake Rd, Talmadge, 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 no well

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

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

Quantity: ..... ☐ Yes ☐ No ☐ Unknown

Quality: ..... ☐ Yes ☐ No ☐ Unknown

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

WATER TEST: Have you had the water tested? ..... ☐ Yes ☐ No

If Yes, Date of most recent test: \_\_\_\_\_ Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory  
 or satisfactory with notation? ..... ☐ Yes ☐ No

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

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: \_\_\_\_\_

Installed by: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: \_\_\_\_\_

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

Comments: \_\_\_\_\_

Source of Section I information: seller

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

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Seller Initials DRW PM DM



PROPERTY LOCATED AT: West Musquash Lake Rd, Talmadge, 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: no septic systemTank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: \_\_\_\_\_Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_Location: \_\_\_\_\_ OR ☐ Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

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

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: ..... ☐ Yes ☐ No ☐ Unknown

If Yes, Location: \_\_\_\_\_

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

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

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

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ NoIf Yes, are they available? ..... ☐ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☐ No ☐ Unknown

Comments: \_\_\_\_\_

Source of Section II information: seller

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

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Seller Initials DRW PM DM



PROPERTY LOCATED AT: West Musquash Lake Rd, Talmadge, 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	<b>none</b>			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

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

If Yes, date: \_\_\_\_\_

Date chimney(s) last cleaned: \_\_\_\_\_

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

If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_

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 ☐ Unknown

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

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

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

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

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Seller Initials DRWPM DM



PROPERTY LOCATED AT: West Musquash Lake Rd, Talmadge, ME

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

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: **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 ☒ Unknown

Comments: \_\_\_\_\_

Source of information: **seller****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: **seller****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 ☐ No

Results/Comments: \_\_\_\_\_

Source of information: **seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Source of information: **seller**

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

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PROPERTY LOCATED AT: West Musquash Lake Rd, Talmadge, ME**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
☐ Yes ☐ No ☒ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

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

If Yes, describe: \_\_\_\_\_

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

Comments: \_\_\_\_\_

Source of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: \_\_\_\_\_

Source of information: seller**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 ☐ UnknownIf Yes, explain: access easementsSource of information: deedsIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☐ Yes ☒ No ☐ UnknownIf No, who is responsible for maintenance? ownerRoad Association Name (if known): none

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

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Seller Initials DRWPM DM



PROPERTY LOCATED AT: West Musquash Lake Rd, Talmadge, ME

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ UnknownIs house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ UnknownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **none**Year Principal Structure Built: **2019**What year did Seller acquire property? **2019**Roof: Year Shingles/Other Installed: **2019**Water, moisture or leakage: **none**

Comments: \_\_\_\_\_

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 ☐ Unknown

Comments: \_\_\_\_\_

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ No

Comments: \_\_\_\_\_

Electrical: ☐ Fuses ☐ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ UnknownComments: **none**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 ☐ UnknownComments: **signs of mice - cabin is unfinished**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: \_\_\_\_\_

Source of Section V information: **seller**

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

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PROPERTY LOCATED AT: West Musquash Lake Rd, Talmadge, ME**SECTION VI – ADDITIONAL INFORMATION**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

David R. Woodworth                      06/13/2024  
SELLER                                      DATE  
**David P. Woodworth**

Patrick Messer                              06/13/2024  
SELLER                                      DATE  
**Patrick Messer**

Diane Messer                              06/13/2024  
SELLER                                      DATE  
**Diane Messer**

\_\_\_\_\_  
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



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**LEAD PAINT DISCLOSURE/ADDENDUM**AGREEMENT BETWEEN **David P. Woodworth, Patrick Messer, Diane Messer**

(hereinafter "Seller")

AND

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **West Musquash Lake Rd, Talmadge, ME**

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>David R. Woodworth</u>	<u>06/13/2024</u>
		Seller <b>David P. Woodworth</b>	Date
Buyer	Date	<u>Patrick Messer</u>	<u>06/13/2024</u>
		Seller <b>Patrick Messer</b>	Date
Buyer	Date	<u>Diane Messer</u>	<u>06/13/2024</u>
		Seller <b>Diane Messer</b>	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Phil McPhail</u>	<u>06/13/2024</u>
		Agent <b>Philip McPhail</b>	Date

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**QUITCLAIM DEED  
WITHOUT COVENANT**

**Camden National Bank** (f/k/a The Bank of Maine), a corporation, having an office and place of business at 245 Commercial Street, Rockport, County of Knox, State of Maine, and its Successors and Assigns (hereinafter collectively referred to as "Grantor") for consideration paid, releases to: **David R. Woodworth** with a mailing address of 136 Grove Street, Kingston, MA 02364, **Patrick and Diane Messer** with a mailing address of 41 Nute Road, Madbury, NH 03823 and all Heirs, Personal Representatives, Successors and Assigns, as the case may be (hereinafter collectively referred to as "Grantee"), all Grantor's right, title and interest, if any, in and to the real estate described below, being a certain lot or parcel of land, together with all buildings and improvements thereon, situated at West Musquash Lake Road, in the Town of Talmadge, County of Washington, State of Maine (the "Property"):

Parcel I: A certain lot or parcel of land with the buildings thereon, situated in the Town of Talmadge, in said Washington County, Maine and bounded and described as follows, to wit:

On the east shore of West Musquash Lake, near the outlet. Beginning at an iron pin on the high water mark of the north shore of West Musquash Lake at the junction of the south property line of Gordon Williams with said lake; thence North 44 degrees 00' East two hundred and seventy-five (275.0) feet to an iron pin; thence South 23 degrees 30' East five hundred and seventy-seven and seven tenths (577.7) feet to an iron pin; thence North 84 degrees 00' West two hundred and eighty (280.0) feet to an iron pin at the high water mark of West Musquash Lake; thence following the various courses of West Musquash Lake in a westerly direction for three hundred and forty-two (342) feet, more or less, to the place of beginning.

Reserving and excepting, however, a right of way to property of Gordon O. Williams, being property that was formally conveyed to Earl W. Spaulding by Dead River Company, by deed dated August 1, 1946, and recorded in Book 469, Page 214 in the Washington County Registry of Deeds. Said right-of-way being one (1) rod in width, for ingress and egress to the Williams' property via the existing roadway.

Meaning and intending to convey an area of land containing (3) acres, more or less together with and subject to those easements and restrictions as set forth in a deed of Georgia-Pacific Resins, of record in the Washington County Registry of Deeds in Book 1701, Page 47, to which reference may be had.

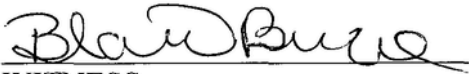
TRANSFER TAX PAID



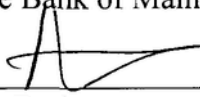
The purpose of this Mortgagee's Quitclaim Deed is to release unto said Grantee the interests, if any, that Grantor might have in the Property by virtue of and in execution of a Judgment of Foreclosure and Order of Sale dated September 15, 2015, entered in Maine Superior Court, Washington County, Docket No. MACSC-RE-2015-02, *The Bank of Maine vs. Wendy R. Moffitt, Personal Representative of the Estate of Peter A. Talbot and William L. Moffitt, Personal Representative of the Estate of Sonja M. Talbot*, pursuant to which a public sale was conducted on May 17, 2016, at which sale Grantee was the highest bidder for the Property herein conveyed. A Notice of Public Foreclosure Sale having been published in the *Bangor Daily News* on April 16, 2016, April 23, 2016 and April 30, 2016. In accordance with the provisions of 14 M.R.S. §6323, this Mortgagee's Quitclaim Deed is given to convey all interests of Grantor in the Property.

This Conveyance is made subject to real estate taxes assessed by and payable to the Town of Talmadge, Maine, which taxes Grantee assumes and agrees to pay. By acceptance of this Mortgagee's Quitclaim Deed, Grantee acknowledges that no express or implied representations have been or are made concerning the physical condition of the land and improvements hereby conveyed.

**IN WITNESS WHEREOF**, Camden National Bank has caused this instrument to be signed in its name by Alvin W. Butler, its Senior Vice President, director of Special Assets hereunto duly authorized, this 10 day of May, 2019.

  
WITNESS

CAMDEN NATIONAL BANK  
(f/k/a The Bank of Maine)

By:   
Alvin W. Butler  
Its Senior Vice President,  
Director of Special Assets



STATE OF MAINE  
KENNEBEC, ss.

May 10, 2019

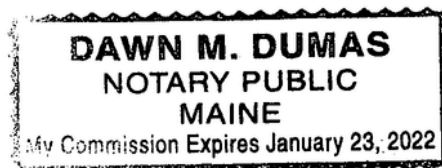
Then personally appeared the above-named Alvin W. Butler, Senior Vice President, Director of Special Assets of Camden National Bank, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Camden National Bank.

Before me,

Dawn M. Dumas  
NOTARY PUBLIC

TYPE OR PRINT NAME

MY COMMISSION EXPIRES



**SEAL**

Received  
Recorded Register of Deeds  
Jun 12, 2019 11:52:27A  
Washington County  
Sharon D. Strout





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:

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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.





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### 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