

LAKEFRONT COTTAGE

UPPER SYSLADOBIS LAKE | SCREENED PORCH | OFF-GRID

38.8± Acres

538 Sys Road
Lakeville, Maine

528± Shorefront



\$399,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!



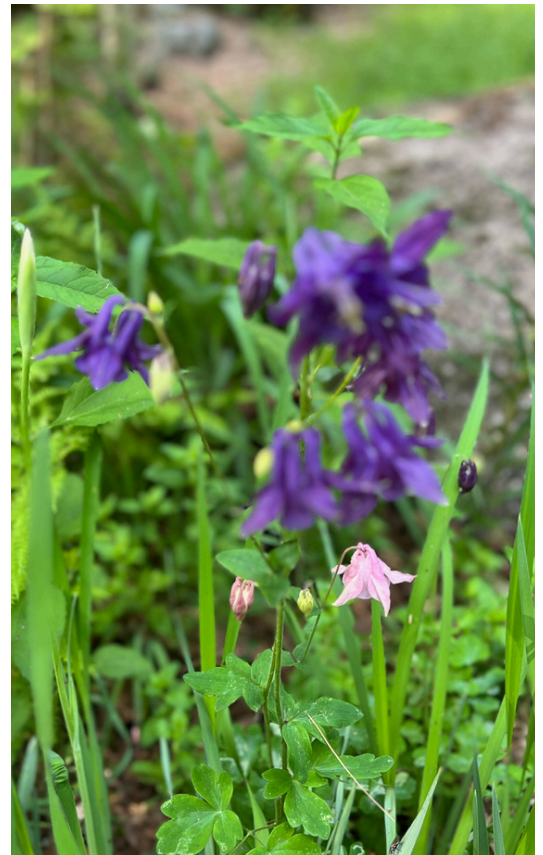


Photography by Mayhem Media

Nestled amidst the serene beauty of Upper Sysladobis Lake in Lakeville, Maine, this charming post and beam cottage offers a tranquil retreat on 38 acres of pristine woodland with 528 feet of shorefront featuring a picturesque sand beach. Perfectly blending rustic charm with modern comfort, this 3-bedroom, 1.5-bath retreat is designed to embrace its natural surroundings and provide an inviting atmosphere for relaxation.

Upon entering the cottage, abundant natural light greets you, enhancing the open floor plan of the first floor which showcases breathtaking water views from every angle. The kitchen is a focal point, equipped with a unique combination wood and propane cook stove, complemented by tiled counters and oak trim that add a touch of warmth. Adjacent, the dining room overlooks the tranquil side yard, while the lakeside living room beckons with its expansive windows offering panoramic views of the lake.

Upstairs, accessed via a charming staircase, you'll find three cozy bedrooms, each adorned with skylights that invite natural light and starry night views. The master bedroom is a highlight with its cathedral ceilings and awe-inspiring lake vistas, providing a serene retreat within the home. A full bathroom on this level features a tiled shower, adding convenience and elegance to the upper floor.



MLS# 1595111

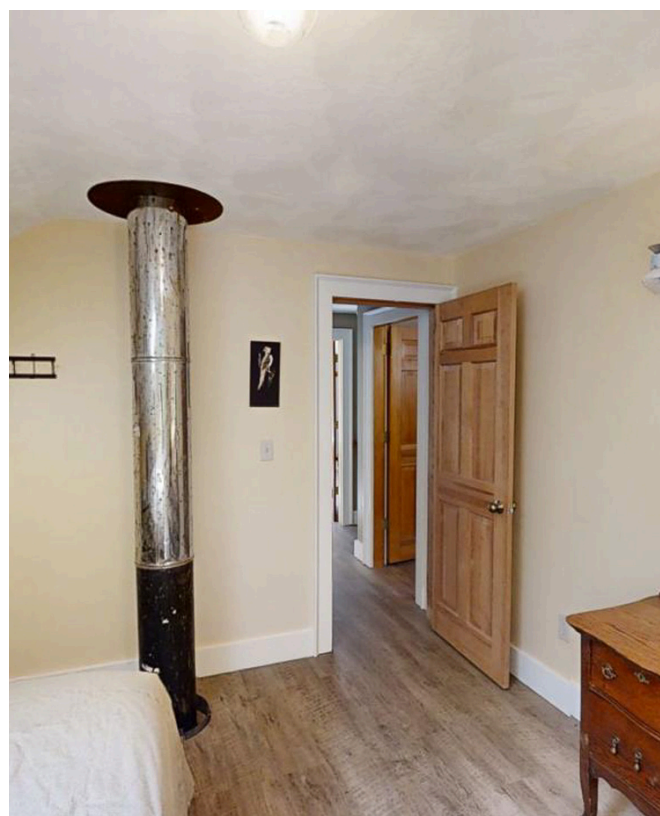
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Outside, a wrap-around screened porch invites outdoor gatherings and al fresco dining, spanning 10' x 40' along the side and 8' x 23' on the lakeside. This idyllic spot is perfect for enjoying sunsets over the water or simply listening to the sounds of nature. Additionally, an outdoor fireplace enhances the ambiance, offering warmth on cooler evenings and a cozy gathering place under the stars.

For those curious about accessibility, the cottage is a scenic drive from Lincoln, Maine, approximately 45 minutes away, where essentials can be easily procured. Bangor, Maine, and its amenities are within a 90-minute drive, while Bangor International Airport is conveniently located approximately 2 hours away. For those traveling from Boston, the journey to this secluded haven takes around 4.5 hours by car, offering a relatively accessible escape from urban life.



**Lifestyle
Properties
of Maine**



Despite its off-grid status, the cottage offers modern conveniences including a generator for uninterrupted power supply, ensuring comfort without sacrificing the tranquility of its private wooded setting.





Upper Sysladobis Lake itself is a gem among Maine's lakes, boasting a peaceful ambiance with minimal boat traffic, perfect for kayaking, fishing, or simply unwinding by the water's edge. The lake is known for its clear waters and diverse fish population, including species such as brook trout, landlocked salmon, and smallmouth bass, making it a haven for fishing enthusiasts.

Additionally, the property features two sheds ideal for storing ATVs, boating gear, and kayaks, facilitating easy access to outdoor adventures on both land and water.

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In summary, this lakefront post and beam cottage on Upper Sysladobis Lake is more than a home; it's a sanctuary where one can escape, unwind, and reconnect with nature, all while enjoying the comforts of a thoughtfully designed retreat in one of Maine's most serene settings. Whether gathering around the outdoor fireplace, exploring the wooded acreage, or enjoying the pristine lakefront, this property offers a unique opportunity to experience Maine's natural beauty at its finest.

MLS# 1595111



538 SYS ROAD, LAKEVILLE

PRICE

\$399,900

TAXES

\$717/2023

SQ FT

1152±

BUILT

1989±

HOW FAR TO...



Shopping | Lincoln, 28± miles



Hospital | Lincoln, 32± miles



Airport | Bangor, 81± miles



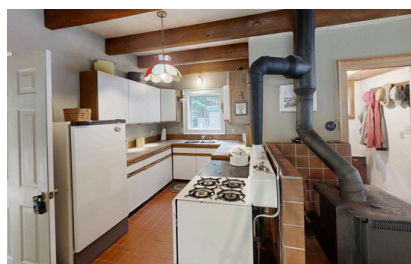
Interstate | Exit #227, 36± miles



City | Bangor, 81± Miles



Boston | 314± miles



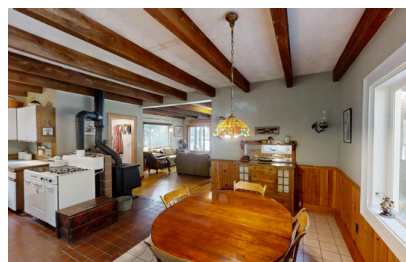
KITCHEN



LIVING ROOM



SCREENED PORCH



DINING ROOM



Peter McPhail, ALC

Broker | CRS | ALC | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for quiet professionals to sell our family home. From the start, Peter's his extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in "made to order" home sales experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for to those looking for results in the Maine reality market.'

Stephen Grant



@uclifestylepropertiesme



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Springfield Fire Dept
(207) 738-2263

Town Office

Bottle Lake Road
(207) 738-5047

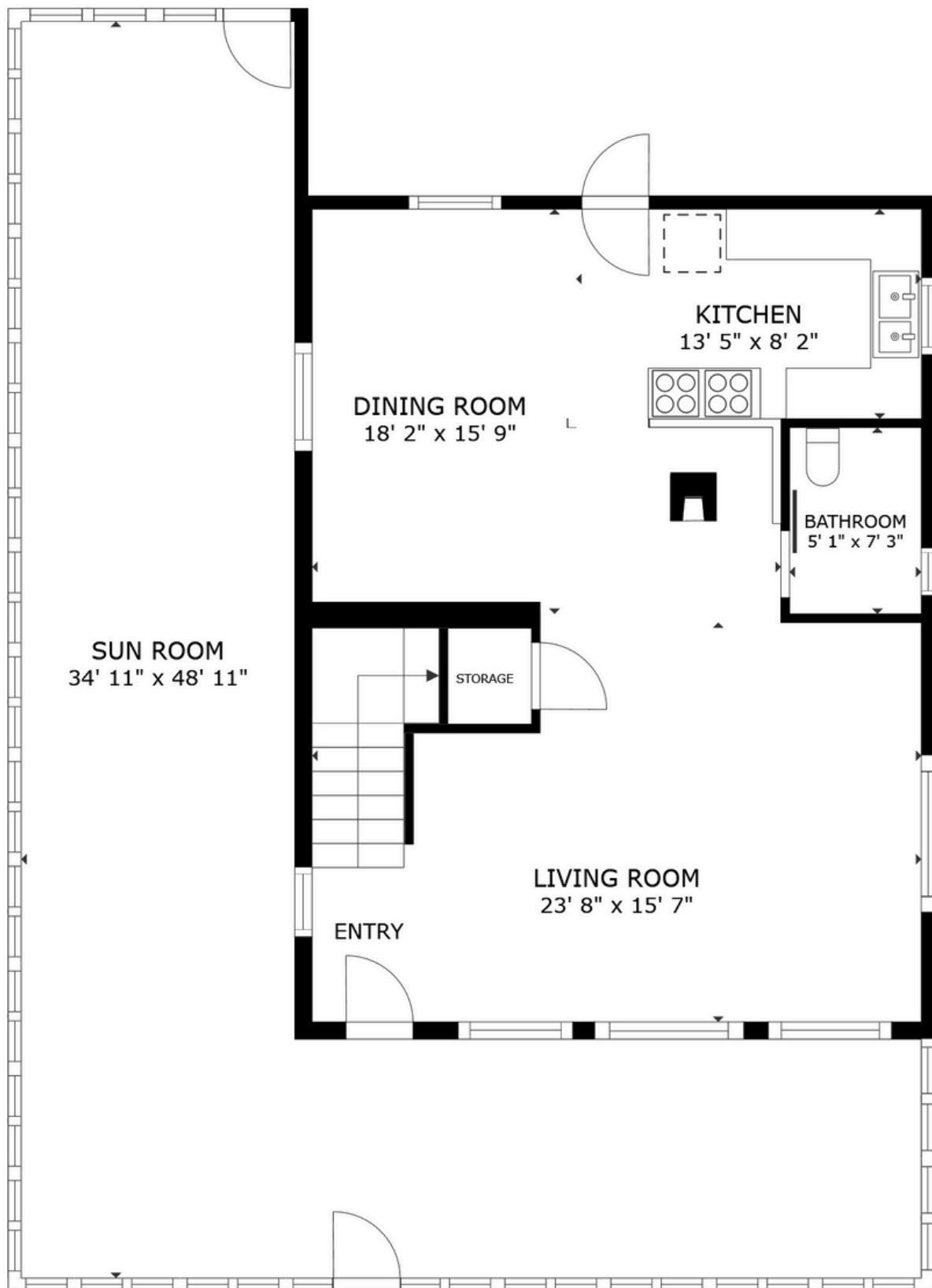
Monday - Thursday 8am-430pm
Friday 8am-12pm

Tax Assessor

Town
(207) 738-5047

Code Enforcement

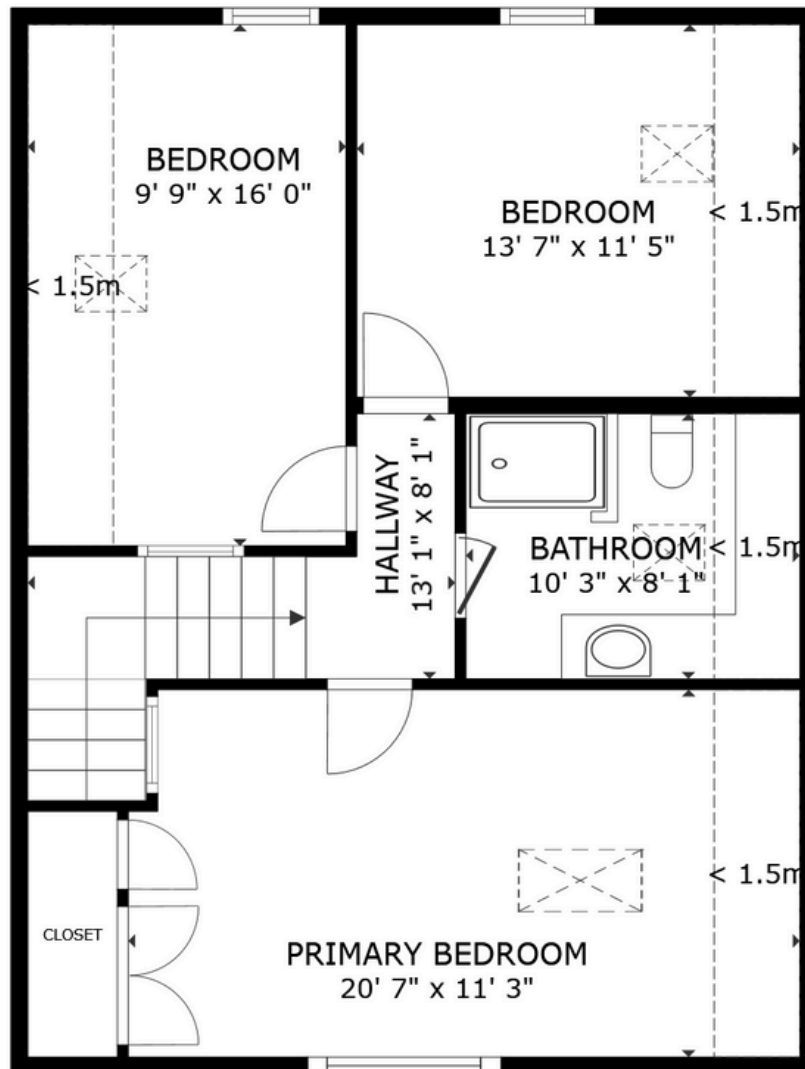
LUPC - Lonna Perry
(207) 399-2176
lonna.perry@maine.gov



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 1,531 sq.ft. FLOOR 2 626 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 123 sq.ft.
TOTAL : 2,157 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,531 sq.ft. FLOOR 2 626 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 123 sq.ft.
 TOTAL : 2,157 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY LOCATED AT: 538 Sys Rd, Lakeville, ME

PROPERTY DISCLOSURE

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

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

SECTION I – WATER SUPPLY

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

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

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

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☒ No ☐ Unknown

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

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

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

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

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

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: end of the driveway

Installed by: unknown

Date of Installation: 5th years

USE: Number of persons currently using system: seasonal

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

Comments: Information provided to the best of the sellers knowledge

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 7 Seller Initials PP _____

PROPERTY LOCATED AT: 538 Sys Rd, Lakeville, 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: _____

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: East Side Camp OR ☐ Unknown

Date installed: 1989± Date last pumped: none 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: none

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: East Side of Camp

Date of installation of leach field: 1989± Installed by: unknown

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

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

If Yes, are they available? ☐ Yes ☐ No

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

Comments: Information provided to the best of the sellers knowledge

Source of Section II information: Seller

Buyer Initials _____

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Seller Initials AP

SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Wood Stove			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal			
Name of company that services system(s) or source(s)	none			
Date of most recent service call	none			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☐ No ☐ UnknownChimney(s): metal chimney ☒ Yes ☐ NoIf Yes, are they lined? ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? propane cook stove ☒ 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: **Information provided to the best of the sellers knowledge**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 pp

PROPERTY LOCATED AT: 538 Sys Rd, Lakeville, ME

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

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

Comments: _____

Source of information: _____

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

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

In the ceilings? ☐ Yes ☒ No ☒ Unknown

In the siding? ☐ Yes ☒ No ☒ Unknown

In the roofing shingles? ☐ Yes ☒ No ☒ Unknown

In flooring tiles? ☐ Yes ☒ No ☒ Unknown

Other: ☐ Yes ☒ No ☒ Unknown

Comments: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☒ ~~Unknown~~

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: 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 ☒ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☒ ~~Unknown~~

Comments: Information provided to the best of the sellers knowledge

Source of information: Seller

Buyer Initials _____

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Seller Initials PP

PROPERTY LOCATED AT: 538 Sys Rd, Lakeville, 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: **Information provided to the best of the sellers knowledge**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: _____

Source of information: **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 ☐ Unknown

If Yes, explain: **ROW onto property**

Source of information: **Deed**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? Association

Road Association Name (if known): SLOA dues \$200 / yr

Buyer Initials _____

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Seller Initials PP

PROPERTY LOCATED AT: 538 Sys Rd, Lakeville, 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 ☐ 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: 1989

What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: 2013±

Water, moisture or leakage: none

Comments: none

Foundation/Basement: no basement

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: _____

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

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

Comments: _____

Electrical: ☐ Fuses ☐ Circuit Breaker ☒ Other: generator ☐ Unknown

Comments: none

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: **Information provided to the best of the sellers knowledge**

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: **Information provided to the best of the sellers knowledge**

Source of Section V information: Seller

Buyer Initials _____

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Seller Initials PP

PROPERTY LOCATED AT: 538 Sys Rd, Lakeville, ME

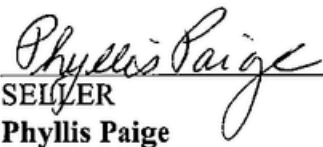
SECTION VI – ADDITIONAL INFORMATION

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.

	_____	_____	_____
SELLER	DATE	SELLER	DATE
Phyllis Paige			

_____	_____	_____	_____
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

JEROME H. GROSSMAN, N O T
ATTORNEY AT LAW A N
194 SOUTH MAIN STREET
ROCHESTER, N.H. 03867 I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

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MAINE WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS, that We, **ROBERT W. PAIGE and PHYLLIS A. PAIGE**, of 49 New Durham Road, Alton, Belknap County, New Hampshire, 03809 grant to **ROBERT W. PAIGE and PHYLLIS A. PAIGE, Trustees of THE ROBERT W. PAIGE and PHYLLIS A. PAIGE REVOCABLE TRUST** of 49 New Durham Road, Alton, Belknap County, New Hampshire, 03809 with **WARRANTY COVENANTS**, the land in Lakeville, County of Penobscot, State of Maine.

TRACT I:

A certain tract of land with any buildings thereon in Lakeville, Penobscot County Maine particularly described as follows:

Being lot 4-03 as shown on a survey plan entitled Phase Four of the Division of Land of Sysladobsis Realty Trust dated February 1988, drawn by A. E. Sturgeon, Inc., and revised February 2, 1989 recorded in the Penobscot County Registry of Deeds in Map File C64-89. Being 49.8 acres, more or less.

This lot is subject to a Declaration of Restrictions executed by the Trustees of Sysladobsis Realty Trust recorded in said Registry, Book 4245 Page 293, and is further subject to any conditions, restrictions or reservations set forth or referred to in the said deed of the Trustees of Sysladobsis Realty Trust to the Grantor herein.

The lot described above is conveyed together with, as appurtenant to the above described premises, all the rights and privileges, and subject to all the obligations and responsibilities, of membership in the Sysladobsis Lot Owners Association, a Maine non-profit corporation.

EXCEPTING AND RESERVING to the grantors and others rights of way, for all purposes of a way, including utilities, 50 feet in width, the center line of which are depicted as gravel roads on a plan entitled Phase Four of the Division of Land of Sysladobsis Realty Trust dated February 1988, drawn by A. E. Sturgeon Co., Inc. and recorded in said Registry, Map File C30-88, insofar as they are located within the premises being conveyed.

N O T

N O T

EXCEPTING AND RESERVING the following described parcel to be retained by Michael C. and Gary W. Brooks

C O P Y

C O P Y

A certain lot or parcel of land situated in Lakeville, County of Penobscot, State of Maine and more particularly described as follows:

A N

A N

Beginning at an iron rebar at or near the southwesterly corner of Lot 4-03 as shown on a survey plan entitled "Phase Four of the Division of Land for Sysladobsis Realty Trust, at Town of Lakeville, County of Penobscot, State of Maine" dated February 1988 and revised February 2, 1989; thence N 31° 48' 15" E one thousand four hundred fifty and zero tenths (1450.0') feet by and along the westerly sideline of Lot 4-03 to a point; thence S 5V 11' 45" E three hundred, ninety-five and four-tenths (395.4') feet to a point; thence S 36° 33' 00" W one thousand one hundred eighty-five and nine tenths (1185.9') feet more or less to an iron rebar; thence S 32° 58' 20" W one hundred ninety-seven and zero-tenths (197.0') feet to an iron rebar, said iron rebar is located S 71° 45' 50" E three hundred two and zero tenths (302.0) feet from an iron rebar marking the point of beginning; thence continuing S 32° 58' 22" W seven (7) feet to the high water mark of Upper Sysladobsis Lake; thence westerly three hundred two (302) feet by and along the high water mark of Upper Sysladobsis Lake to a point; thence N 31° 48' 15" E six (6) feet to the point of beginning, containing eleven and zero tenths (11.0) acres.

Being a portion of the premises as described in the deed from David A. Woodhead and James Woodhead, trustees of the Black Stream Realty Trust to Michael C. Brooks and Gary W. Brooks dated September 2, 1997 and recorded in Book 6479 Page 131, Penobscot County Registry of Deeds.

Meaning and Intending to convey the same premises conveyed to the grantors by deed of Michael C. Brooks and Gary W. Brooks dated June 26, 2002 and recorded at the Penobscot County Registry of Deeds at Book 8840, Book 149.

TRACT II:

A certain tract of land with any buildings thereon in Lakeville, Penobscot County Maine particularly described as follows:

Beginning at an iron rebar at or near the southwesterly corner of Lot 4-03 as shown on a survey plan entitled "Phase Four of the Division of Land for Sysladobsis Realty Trust, at Town of Lakeville, County of Penobscot, State of Maine" dated February 1988 and revised February 2, 1989; thence N 31° 48' 15" E one thousand four hundred fifty and zero tenths (1450.0') feet by and along the westerly sideline of Lot 4-03 to a point; thence S 58° 11' 45" E three hundred ninety-five and four-tenths (395.4') feet to a point; thence S 36° 33' 00" W one thousand one hundred eighty-five and nine tenths (1185.9') feet more or less to an iron rebar; thence S 32° 58' 20" W one hundred ninety-seven and zero tenths (197.0') feet to an iron rebar, said iron rebar is located S 71° 45' 50" E three hundred two and zero tenths (302.0) feet from an iron rebar marking the point of beginning; thence continuing S 32° 58' 22" W seven (7) feet to the high water mark of Upper Sysladobsis Lake; thence westerly three hundred two (302) feet by and along the high

water mark of Upper Sysladobsis Lake to a point; thence N 31° 48' 15" E six (6) feet to the point of beginning, containing eleven and zero tenths (11.0) acres. N

O F F I C I A L

O F F I C I A L

Being the portion of Lot 4-03, as shown on a survey plan entitled "Phase Four of the Division of Land for Sysladobsis Realty Trust" dated February 1988 drawn by A.E. Sturgeon, Inc., and revised February 2, 1989 and recorded in the Penobscot County Registry of Deeds in Map File C64-89, previously excepted and reserved in a deed recorded at the Penobscot County Registry of Deeds on July 1, 2002 at Book 8254, Page 313. L

C O P Y

C O P Y

Being the same premises as described in a deed of the Trustees of Sysladobsis Realty Trust to Michael and Gary Brooks herein dated March 23, 1989, and recorded in said Registry in Book 4413, Page 185.

This lot is subject to a Declaration of Restrictions executed by the Trustees of Sysladobsis Realty Trust recorded in said Registry, Book 4245, Page 293, and it is further subject to any conditions, restrictions or reservations set forth or referred to in the said deed of the Trustees of Sysladobsis Realty Trust to the Grantor herein.

The lot described above is conveyed together with, as appurtenant to the above described premises, all the rights and privileges, and subject to all the obligations and responsibilities, of membership in the Sysladobsis Lot Owners Association, a Maine non-profit corporation.

EXCEPTING AND RESERVING to the grantors and others rights of way, for all purposes of a way, including utilities, 50 feet in width, the center line of which are depicted as gravel roads on a plan entitled Phase Four of the Division of Land of Sysladobsis Realty Trust dated February 1988, drawn by A.E. Sturgeon Co., Inc. and recorded in said Registry, Map File C30-88, insofar as they are located within the premises being conveyed.

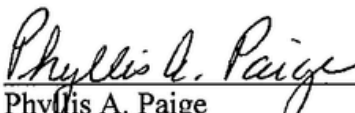
Being the same premises conveyed by Deed of Trustee from Black Stream Realty Trust to Michael C. and Gary W. Brooks dated September 2, 1997 and recorded in the Penobscot County Registry of Deeds on September 3, 1997 at Book 6479, Page 131.

Meaning and Intending to convey the same premises conveyed to the grantors by deed of Michael C. Brooks and Gary W. Brooks dated June 26, 2003 and recorded at the Penobscot County Registry of Deeds at Book 8840, Book 150.

Transfer to Grantors Trust, Non-Contractual transfer.

Dated this 11th day of February, 2021


Robert W. Paige


Phyllis A. Paige

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

O F F I C I A L

N O T
A N

O F F I C I A L

Personally, appeared the above-named Robert W. Paige and Phyllis A. Paige, known to me, or satisfactorily proven, to be the person whose name is subscribed above and acknowledged that they have executed the same for the purposes herein contained. T

A N

Dated this 11th day of February, 2021

C O P Y

A N

O F F I C I A L

C O P Y

Notary Public



No Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine



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. 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*