

# WATERFRONT HOME

COUNTRY HOME | LAKEFRONT | RECREATIONAL

1.89± Acres

293 Crane Pond Drive  
Lincoln, Maine

91± Water Frontage



**\$725,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



# Table of **CONTENTS**

**03**

**PROPERTY DETAILS & DESCRIPTION**

**06**

**MEET YOUR AGENT**

**07**

**MUNICIPAL CONTACTS**

**08**

**MAPS**

**15**

**PROPERTY DISCLOSURE**

**23**

**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Are you searching for a spacious, quality-built home on a crystal-clear, cold-water lake? Why settle for a vacation home when you can live where others escape to? Welcome to Upper Cold Stream Pond in Lincoln, Maine — a pristine 499-acre lake known for its deep, cold waters and excellent salmon, brook trout, and togue fishing. Whether you're searching for your year-round residence, summer retreat, or the ultimate work-from-home sanctuary, this property checks all the boxes.

Set just 75 feet from the shoreline, this stunning lakefront home offers over 4,000 square feet of living space with 15 rooms, including 3 bedrooms and 4 full baths and 1 half bath. Built in 2006 by one of the area's top local craftsmen, this home boasts fine finishes, exceptional workmanship, and thoughtful design throughout.

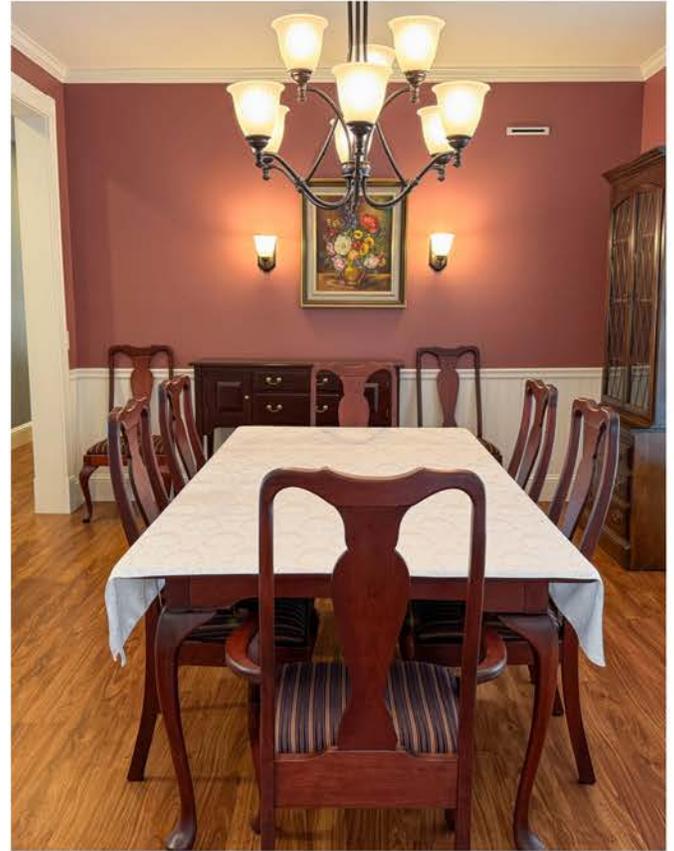
As you approach the home, you're greeted by a paved driveway, manicured landscaping, and an attached garage with a massive bonus room above. Step inside and take in the soaring cathedral ceilings in the lakeside living room, complete with warm wood accents and custom built-ins. The semi-open layout leads you into a formal dining room perfect for hosting dinner parties or holiday meals. The large kitchen features solid surface countertops, beautifully crafted cabinetry, and ample storage.



The spacious first-floor master suite offers a luxurious bath, perfect for relaxing after a day on the water. Upstairs, you'll find two more bedrooms and the versatile bonus space. Head downstairs and discover roughly 1,000 square feet of finished basement, ideal for a rec room, home office, or additional guest space. With a septic upgrade, you could even expand the number of bedrooms.

Outside, enjoy 91 feet of private frontage on Upper Cold Stream Pond. The lot offers a private lakeside yard, perfect for entertaining, relaxing, or launching your kayak. This home is nestled in a quiet neighborhood of well-kept cottages and custom-built residences, just 53 miles from Bangor and within a few hours of Bar Harbor, Portland, and Boston.

Lincoln offers the perfect blend of small-town charm and big-outdoor adventure with 13 lakes, snowmobile and ATV-friendly roads, and close proximity to Baxter State Park and the North Maine Woods. The University of Maine in Orono is just 40 minutes away, adding convenience and cultural opportunities to your lakeside lifestyle.



**Lifestyle  
Properties  
of Maine**





# 293 CRANE POND DR, LINCOLN, MAINE

PRICE **\$725,000**

TAXES \$11,184/2025

SQFT 4,040± BUILT IN 2006

## HOW FAR TO...



Shopping | Lincoln, 6± miles



Hospital | Penobscot Valley, 5± miles



Airport | Bangor, 55± miles



Interstate | Exit #227, 9.7± miles



City | Bangor, 54± Miles



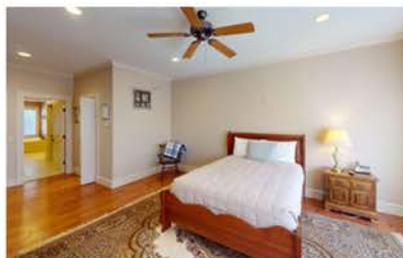
Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's  
bio and other  
listings



## Testimonial:

'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 your realtor!'

**Kelly Simmons**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## **Police**

Lincoln PD  
911

## **Fire**

Lincoln FD  
911

## **Town Office**

29 Main St.  
(207) 794-3372  
info@lincolnmaine.org  
M-F

## **Tax Assessor**

Ruth Birtz  
(207) 794-3372 ext. 3

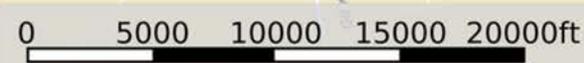
## **Code Enforcement**

Wade Jordan  
(207) 794-3372



Boundary

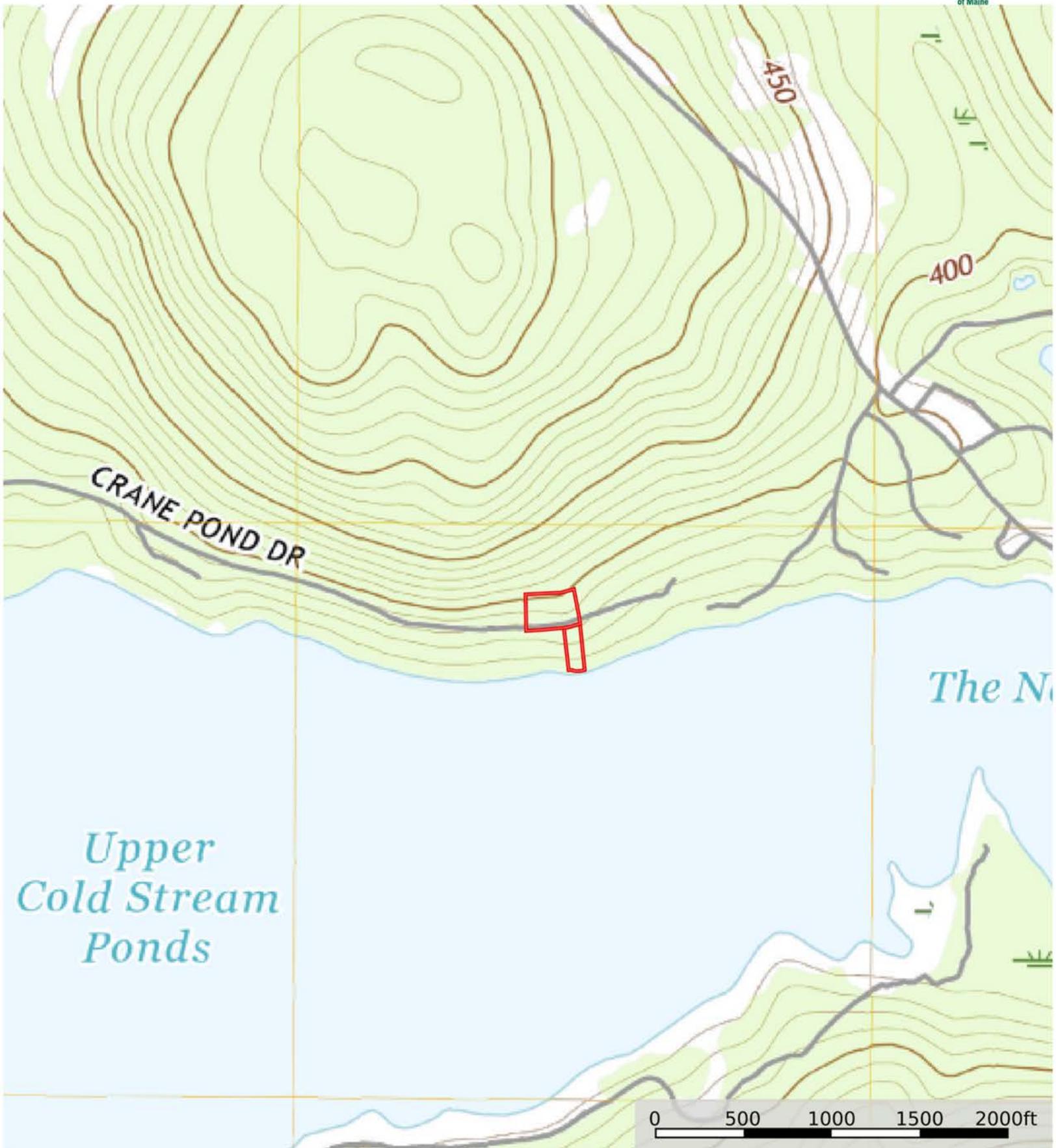
# Lincoln - 293 Crane Pond Dr Maine, AC +/-



Boundary

# Lincoln - 293 Crane Pond Dr

Maine, AC +/-

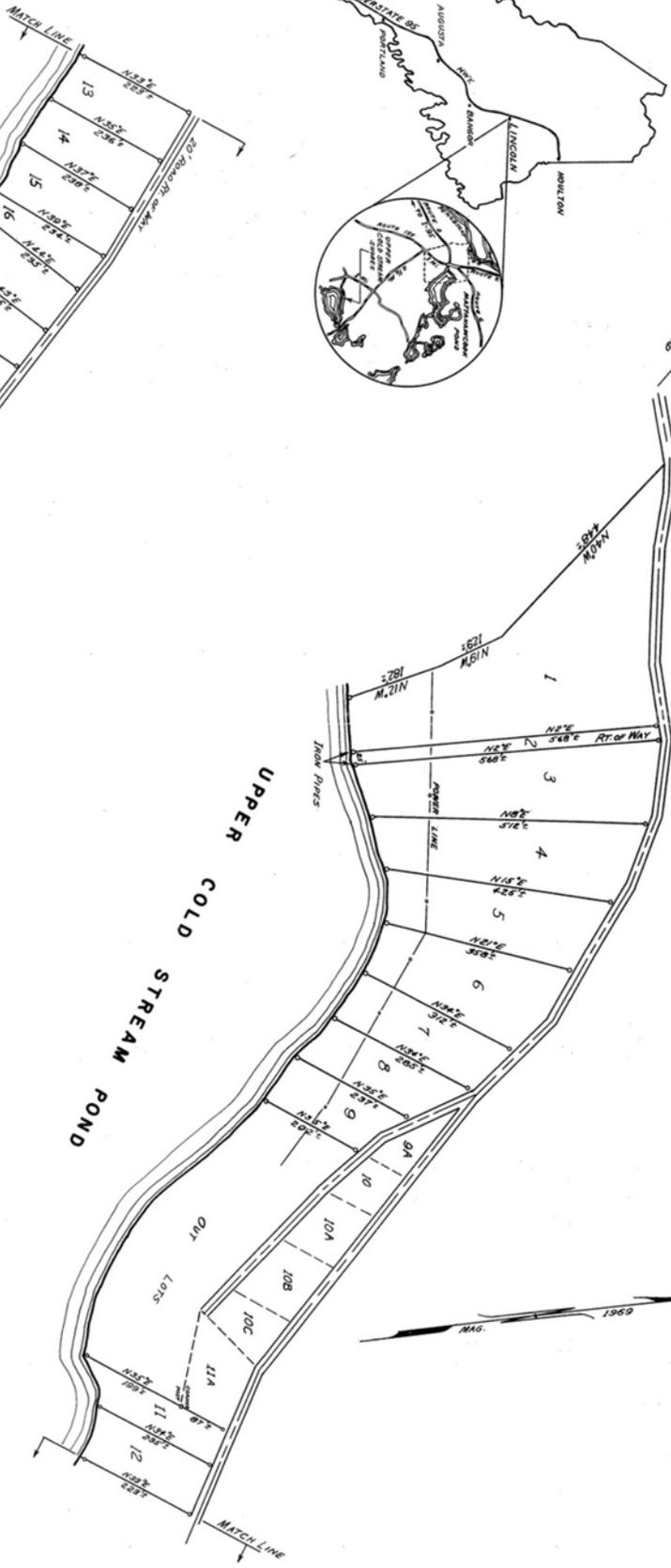


 Boundary



3/4 MILE TO TOWN ROAD

WEST BOUNDARY



LOTS WILL HAVE 100' FRONTAGE UNLESS OTHERWISE NOTED.  
IRON PIPE MARKERS WERE NOT PLACED TO BE LOCATED AT SHORE LINE.

APPROV. BY: *William H. Thomas*  
*Robert M. Miller*  
*John Ramsey*  
LINCOLN TOWN PLANNING BOARD

STAFF COMPASS & CHAINAGE SURVEY



January 13, 89  
William H. Thomas

DATE	1/13/89
PROJECT	COTTAGE LOTS
LOCATION	LINCOLN, MAINE
CLIENT	UPPER COLD STREAM SHORES INC.
DESIGNED BY	PRENTISS & CARLISLE CO., INC. - ENGINEERS
SCALE	1" INCH = 100 FEET
DATE	7-10-89
PROJECT NO.	1002227
APPROVED BY	
CONTRACT NO.	
SHEET	1 OF 1



FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 2191 sq ft, FLOOR 2: 2252 sq ft, FLOOR 3: 1481 sq ft  
 EXCLUDED AREAS: GARAGE: 801 sq ft  
 TOTAL: 5924 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 2191 sq ft, FLOOR 2: 2252 sq ft, FLOOR 3: 1481 sq ft  
 EXCLUDED AREAS: GARAGE: 801 sq ft  
 TOTAL: 5924 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 2191 sq ft, FLOOR 2: 2252 sq ft, FLOOR 3: 1481 sq ft  
 EXCLUDED AREAS: GARAGE: 801 sq ft  
 TOTAL: 5924 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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: north side of house OR  Unknown

Date installed: 2006+/- Date last pumped: 2022 +/- Name of pumping company: Lincoln Rental

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

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: None

Leach Field: .....  Yes  No  Unknown

If Yes, Location: northeast side of driveway near Crane Pond Drive

Date of installation of leach field: 2006 Installed by: Larry Ham Construction subcontractor

Date of last servicing of leach field: N/A Company servicing leach field: none

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: \_\_\_\_\_

Source of Section II information: seller

**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>Hot Water Radiant</b>	<b>Gas Heater</b>		
Age of system(s) or source(s)	<b>2007</b>	<b>2007</b>		
TYPE(S) of Fuel	<b>oil</b>	<b>LP Gas</b>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>1,194 gallons 12/5/2023 - 12/5/2024</b>			
Name of company that services system(s) or source(s)	<b>Dead River</b>	<b>RH Foster</b>		
Date of most recent service call	<b>11/2024</b>	<b>N/A</b>		
Malfunctions per system(s) or source(s) within past 2 years	<b>fuel pump replaced</b>	<b>none</b>		
Other pertinent information				

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:           N/A          

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

Comments: **none**

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

If no longer in use, how long have they been out of service? \_\_\_\_\_  
 If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown  
 Are tanks registered with DEP? .....  Yes  No  Unknown

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

Buyer Initials \_\_\_\_\_ Page 3 of 8 Seller Initials \_\_\_\_\_

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

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

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

Source of information: **seller**

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

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

**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  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 - ACCESS TO THE PROPERTY**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: **rights of way**

Source of information: **see 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? **owners on road. \$350 per year unofficial association**

Road Association Name (if known): \_\_\_\_\_

Source of information: **seller**

**SECTION VI – FLOOD HAZARD**

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

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

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

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

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

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

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

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

Source of Section VI information: seller/FEMA website

Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials \_\_\_\_\_

**SECTION VII - GENERAL INFORMATION**

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

If Yes, explain: homestead & VA

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? .....  Yes  No  Unknown

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

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: none

Year Principal Structure Built: 2006/2007 What year did Seller acquire property? 1969 +/-

Roof: Year Shingles/Other Installed: 2006/2007

Water, moisture or leakage: none

Comments: N/A

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

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

Prior water, moisture or leakage? .....  Yes  No  Unknown

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

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

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

Comments: Mold on garage ceiling was remediated by Bouchard Cleaning summer 2025.

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: \_\_\_\_\_

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 VII information: seller

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials \_\_\_\_\_

**SECTION VIII - ADDITIONAL INFORMATION**

**LP Gas generator serviced by Wade Gray 11/2024**

---

---

---

---

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 \_\_\_\_\_  
**Wyman Family Trust**

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 \_\_\_\_\_



**Prepared By:** Jon R. Turner  
Jon R. Turner & Associates, LLC  
2700 E. Sunset Road, Suite #8  
Las Vegas, NV 89120  
Phone: 702-938-8900

**After Recording Mail To:**  
Richard & Linda Wyman  
9015 Armendown Drive  
Springfield, VA 22152-2137

**Mail Subsequent Tax Statements To:**  
Richard & Linda Wyman  
9015 Armendown Drive  
Springfield, VA 22152-2137

**WARRANTY DEED**  
TITLE OF DOCUMENT

KNOW ALL PERSONS BY THESE PRESENTS, that

**Richard H. Wyman and Linda S. Wyman as joint tenants and not as tenants in common,**  
GRANTOR,

OF 9015 Armendown Drive, Springfield, Virginia 22152-2137,

FOR the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration  
in hand paid by,

**Richard H. Wyman and Linda S. Wyman, as Trustees under the Wyman Family Trust**  
dated April 8, 2002, GRANTEE,

OF 9015 Armendown Drive, Springfield, Virginia 22152-2137,

THE RECEIPT whereof GRANTOR does hereby acknowledge; GRANTOR does hereby give, grant,  
bargain, sell and convey unto the said GRANTEE, GRANTEE'S heirs and assigns forever, a  
certain lot or parcel of land situate in Lincoln, County of Penobscot, State of Maine, bounded  
and described as follows, to wit:

Being Lot No. 31, as delineated on a plan and survey of lots at Upper Cold Stream Pond in said  
Town, made for the Grantor by Prentiss and Carlisle Co., Inc., of Bangor, on 1/10/69, and  
recorded in Penobscot County Registry of Deeds, February 13, 1969, in Plan Book 25, Page 64.  
Together with a right of way as appurtenant to the premises hereby conveyed and in common  
with others having a like right, over the roads as laid out on said plan, and over a right of way  
as described in a deed from Fred J. Warman to Upper Cold Stream Shores, Inc., a corporation  
duly organized and existing by law in the Sate of Maine, dated 10/17/68, and recorded in  
Penobscot County, Registry of Deeds in Vol. 2150, Page 219; provided however, that Upper  
Cold Stream Shores, Inc., a corporation duly organized and existing by law in the Sate of Maine  
herein shall be under no obligation to build or maintain said roads or rights of way.

MORE commonly known as: Property in Town of Lincoln, Maine  
Prior Recorded Doc. Ref.: Warranty Deed: Recorded October 8, 1969; BK 2169, PG 750.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GRANTEE, GRANTEE'S heirs and assigns, to their own proper use and behoof forever.

AND GRANTOR does covenant with the said GRANTEE, GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee of the premises; that they are free of all encumbrances; that GRANTOR has good right to sell and convey the same to the said GRANTEE to hold as aforesaid; and that GRANTOR and GRANTOR'S heirs shall and will warrant and defend the same to the said GRANTEE, GRANTEE'S heirs and assigns and forever, against the lawful claims and demands of all persons.

IN WITNESS whereof, the said GRANTOR(s) has/have hereunto set his/her/their hand and seal this 18th day of May, A.D. 2002.

Signed, sealed and delivered:

Richard H. Wyman  
Richard H. Wyman

Linda S. Wyman  
Linda S. Wyman

State of Virginia, County of Fairfax ss: May 18, 2002

Then personally appeared the above named **Richard H. Wyman and Linda S. Wyman** and acknowledged the foregoing instrument to be his/her/their free act and deed before me.

Given under my hand and official seal of office this 18th day of May, A.D. 2002.



Tammy Allue  
Notary Public - Attorney at Law

Tammy Allue  
Printed Name of Acknowledging Officer  
My Commission Expires: 8/31/05

**No Transfer Tax Paid**

PENOBSCOT COUNTY, MAINE

Susan F. Bulay  
Register of Deeds

**QUITCLAIM DEED  
WITH COVENANT**

Thomas W. Gardner and Scott A. Gardner, both with a mailing address of PO Box 189, Lincoln, ME 04457, for consideration paid, GRANT to Richard H. Wyman and Linda S. Wyman, as Trustees under the Wyman Family Trust, dated April 8, 2002, whose mailing address is PO Box 585, Lincoln, ME 04457, with QUITCLAIM COVENANT, the land in Lincoln, Penobscot County, Maine, to wit:

A certain lot or parcel of land situated on Crane Pond Drive in the Town of Lincoln, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a point on the southerly side of Crane Pond Drive on a line described by a boundary line agreement between Wyman Family Trust and Lawrence and Joan Sturgeon dated December 3, 2014 and recorded in Book 13790, Page 347 of the Penobscot County Registry of Deeds, said point being S 7°50'14" W a distance of 5.86 feet from a #6 rebar found flush with the ground with a cap imprinted "Harris PLS1168", said point also being S 88°27'07" W a distance of 87.03 feet from an iron pipe found at or near the northeasterly corner of Lot 32 of a plan entitled "Cottage Lots, Lincoln, Maine, for Upper Cold Stream Shores, Inc." by Prentiss & Carlisle Co., Inc. dated January 10, 1969 and recorded in Plan Book 25, Page 64 of the Penobscot County Registry of Deeds;

thence N 87°05'40" W, along the northerly line of Lot 31 being land of the Grantee herein, a distance of 80.97 feet to a #6 rebar found with a cap imprinted "Harris PLS1168" at or near the northwesterly corner of Lot 31;

thence N 77°28'39" W, along the northerly line of Lot 30 and Lot 29, a distance of 139.93 feet to an iron pipe found;

thence N 75°27'26" W, along the northerly line of Lot 29 and Lot 28, a distance of 89.04 feet to a point being S 75°27'26" E a distance of 50.05 feet from an iron pipe found at or near the northwesterly corner of Lot 28;

thence N 17°00'00" E, crossing Crane Pond Drive, a distance of 50.05 feet to a #5 rebar set on the northerly sideline of a 50 foot wide right of way and utility easement to be reserved herein;

thence N 17°00'00" E a distance of 158.30 feet to a #5 rebar set; thence S 74°46'50" E a distance of 199.83 feet to a #5 rebar set; thence S 86°51'05" E a distance of 76.41 feet to a #5 rebar set;

thence S 6°57'56" W a distance of 150.69 feet to a #5 rebar set on the northerly sideline of said 50 foot wide right of way and utility easement to be reserved;

thence S 9°25'40" W, crossing Crane Pond Drive, a distance of 44.61 feet to a #6 rebar found flush with the ground with a cap imprinted "Harris PLS1168";

thence S 7°50'14" W a distance of 5.86 feet to the point of beginning, containing 1.38 acres.

All #5 rebar set have an aluminum cap imprinted "Webber Surveying Inc PLS2112". Bearings are oriented to magnetic north 1969. Reference is made to a survey plan by Webber Surveying Inc for the William T. Gardner Estate dated April 29, 2016.

Also, a right of way and utility easement over the existing traveled road from the Phinney Farm Road to the premises herein conveyed to be used in common with the Grantor, their heirs and assigns forever, and others.

Reserving a 50 foot wide right of way and utility easement along the entire southwesterly side of the above conveyed 1.38 acre parcel of land, including the right to maintain and upgrade the existing road and utilities.

Subject to the existing rights of others over Crane Pond Drive and existing utility easements along said road.

This conveyance is to an abutting land owner and is therefore exempt from municipal subdivision. By acceptance of this deed the Grantee agrees to maintain their abutting property and the property conveyed by this deed in the same ownership for a period of five years.

Being a portion of the premises described in the deed from Thomas W. Gardner and Scott A. Gardner, Personal Representatives of the Estate of William T. Gardner to Thomas W. Gardner and Scott A. Gardner, dated December 31, 2015 and recorded in Book 14075 Page 283, Penobscot County Registry of Deeds.

WITNESS our hands and seals this 22<sup>nd</sup> day of December, 2016.

Signed, Sealed and Delivered  
In Presence Of

Bruce Jordan  
Bruce Jordan

Thomas W. Gardner  
Thomas W. Gardner  
Scott A. Gardner  
Scott A. Gardner

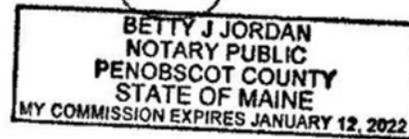
STATE OF MAINE  
PENOBSCOT, ss.

December 22, 2016

Personally appeared the above named Thomas W. Gardner and Scott A. Gardner and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public





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.



# Maine's #1 YouTube Channel



## United Country Lifestyle Properties of Maine



@lifestyleproperties · 82.3K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, ...more

[lifestylepropertiesofmaine.com](http://lifestylepropertiesofmaine.com) and 4 more links



## Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

### Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

**Allen LeBrun**, Previous Client