

# CHALET RETREAT

RECREATIONAL | COUNTRY HOME

25.41± Acres

**52 ME-46**  
**Bucksport, Maine**

Two-Car Garage



**\$395,000**

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





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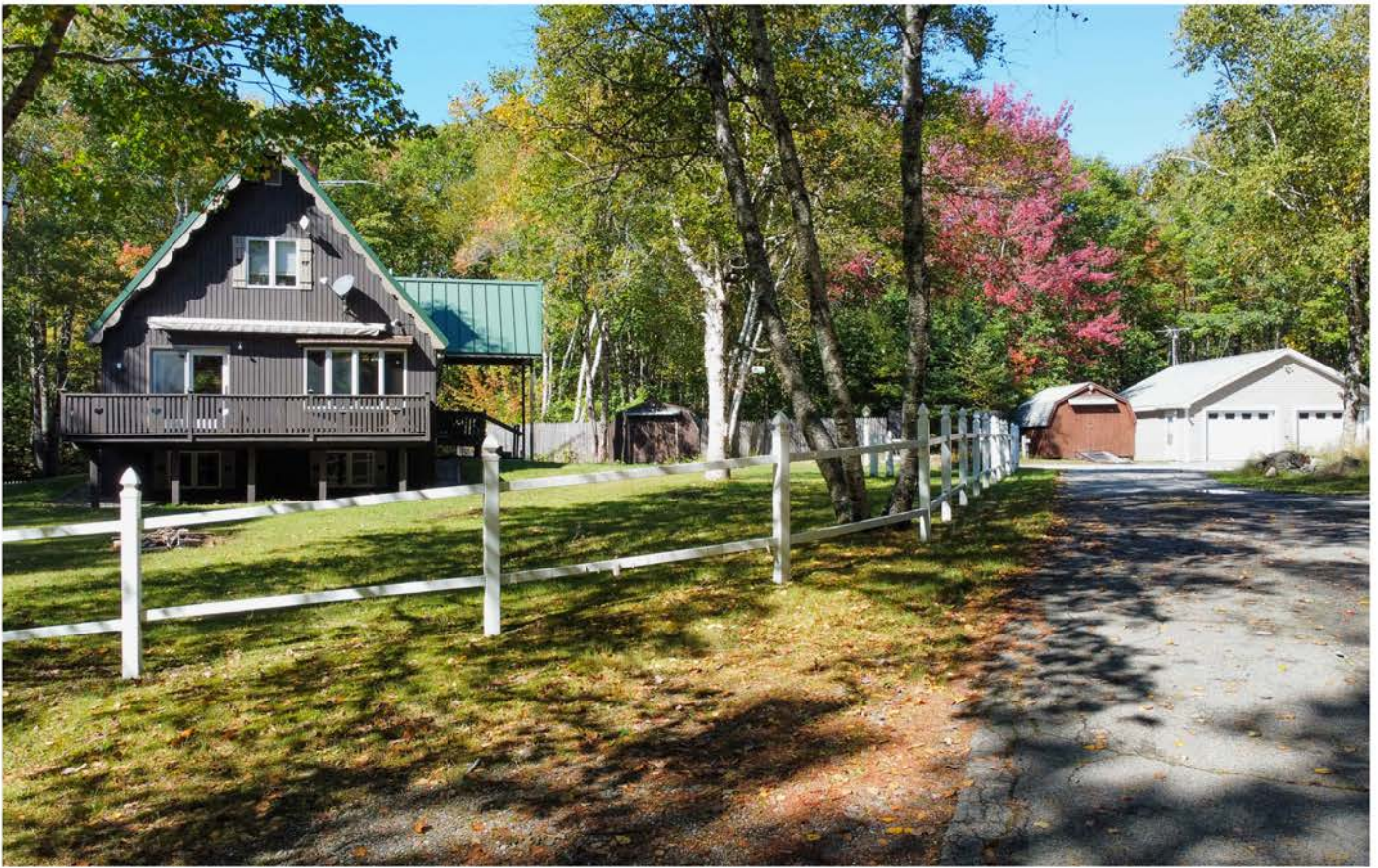
**20**

**DEED**

Scan to view the  
full property details  
and video!





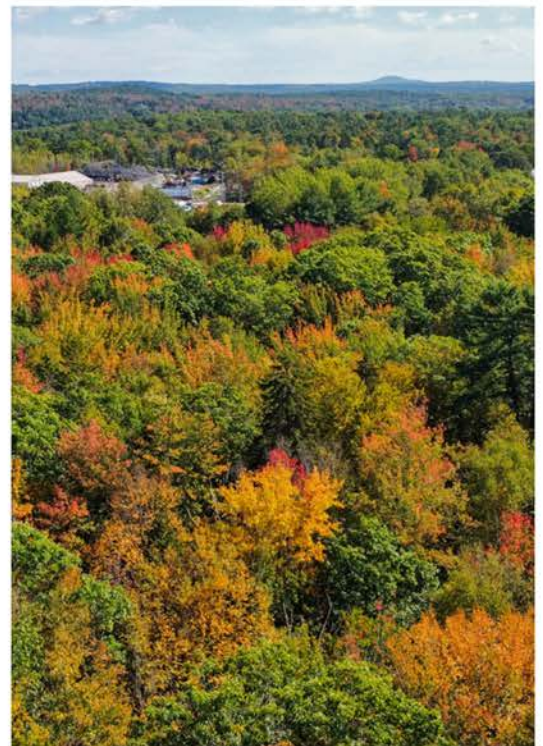


*Photography by Mayhem Media*

Right here in the scenic town of Bucksport, just thirty minutes from Bangor and Ellsworth, sits a truly unique opportunity, a chalet-style home on more than twenty-four acres of land. With it's private setting, this three-bedroom, two bath home, with two car garage and over 1,700 square feet of living space is the perfect place to call home. From the moment you arrive, the paved drive, detached two-car garage, home design, and landscaping set the tone for a home that's both charming and practical.

Built in 1985, the home carries a distinctive chalet character, highlighted by the beautiful aesthetic the home carries. Features like granite counters, a first-floor bedroom, finished basement, add comfort and convenience, while the deck provides a quiet place to enjoy your own small forest retreat. Whether you are looking for a summer home in Maine or a year-round residence, with space to stretch out, and room to garden, this is a great option.

Bucksport itself is a town rich with history and natural beauty. Today, the town of just under 5,000 residents is known for its scenic riverwalk, charming downtown, and landmarks like the restored 1916 Alamo Theatre. Across the river stands Fort Knox, a massive granite fort built in the 1840s, and the Penobscot Narrows Bridge, home to the tallest bridge observatory in the world. Everyday amenities are close at hand with a grocery store, local shops, and restaurants all within minutes.





This location has lots of recreational opportunities, with the coast of Maine at the town of Blue Hill only 20 minutes away. The boat launch to the saltwater section of the Penobscot River is just minutes away, giving boat access down into Penobscot Bay. For inland activities, the Great Pond Mountain Conservation Trust Lands has over 5000 acres of mountains, woods and water, managed for wildlife habitat and community trails. The boat launch to Alamoosook Lake and Toddy Pond are approximately 10 minutes away.

Distances from the property make life practical as well, under thirty minutes to Bangor, Brewer, and Ellsworth, thirty-five minutes to Belfast, and about four hours to Boston. Whether you're seeking a family home, a retreat with acreage, or simply a place with character and history, this Bucksport chalet is a rarity, full of charm, and value.



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**Lifestyle  
Properties  
of Maine**







# 52 ME-46, BUCKSPORT

PRICE

**\$395,000**

TAXES

\$4,980/2026

SQFT

1,668

BUILT IN

1985

## HOW FAR TO...



Shopping | Bucksport, 1.5± miles



Hospital | NL, 22± miles



Airport | Bangor, 24± miles



Interstate | Exit #182, 21.5± miles



City | Brewer, 20± Miles



Boston | 230± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM





# Peter McPhail

Broker / Owner | ALC | GRI | 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 to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's 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 a "made to order" home sale experience.

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

**Stephen Grant**



@uclifestylepropertiesme



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# MUNICIPAL CONTACTS

## Police

Bucksport Police Dept  
207-469-7951  
911

## Fire

Fire & Emergency Services  
207-469-7951  
911

## Town Office

50 Main Street  
207-469-7368  
Monday - Thursday: 7:30a - 5:30p

## Tax Assessor

Dustin VanDongen  
207-469-7368  
[jvandongen@bucksportmaine.gov](mailto:jvandongen@bucksportmaine.gov)

## Code Enforcement

Luke Chiavelli  
207-469-7368  
[ceo@bucksportmaine.gov](mailto:ceo@bucksportmaine.gov)



52 state route 46 Bucksport maine

Maine, AC +/-

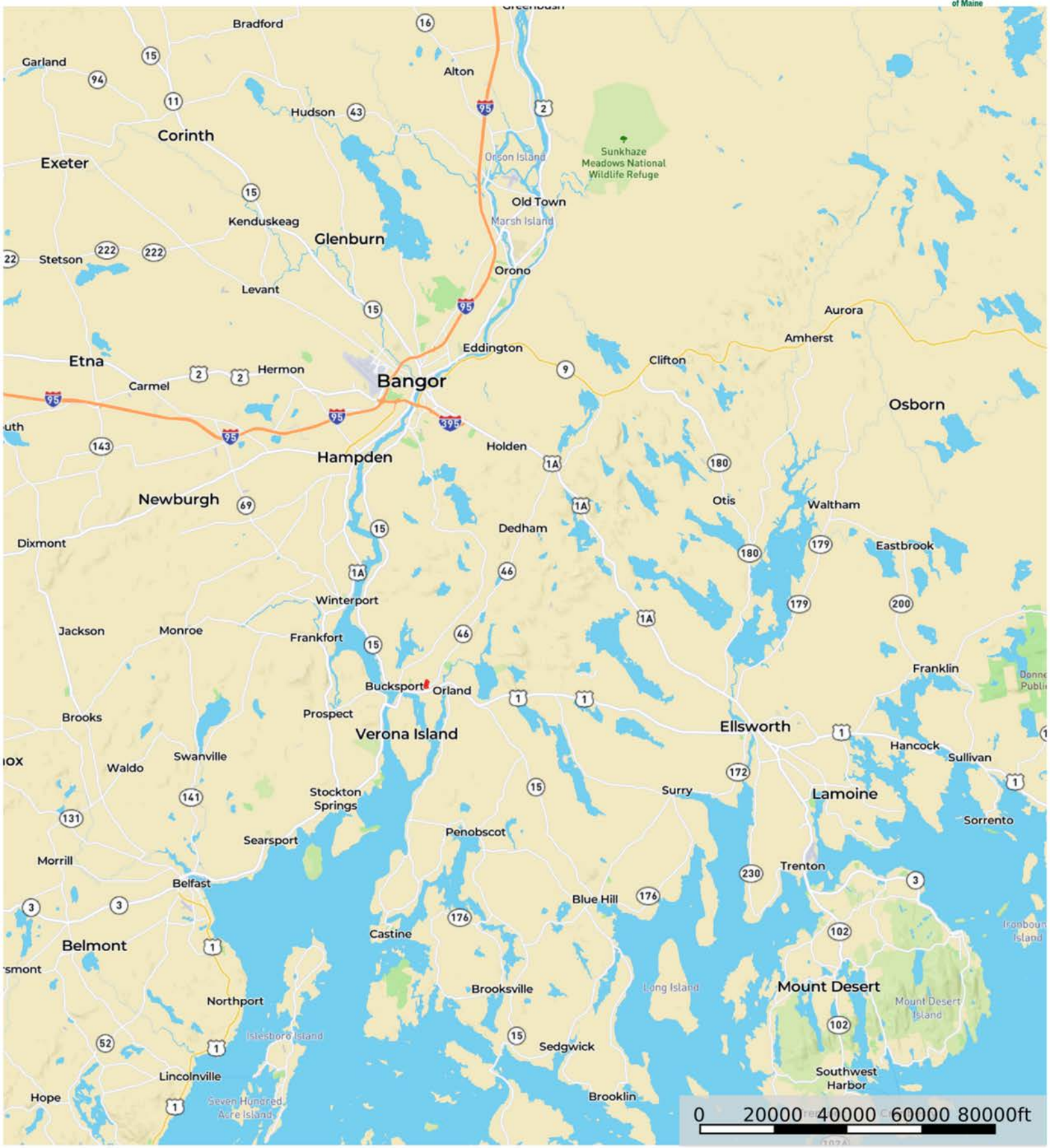


Boundary



52 state route 46 Bucksport maine

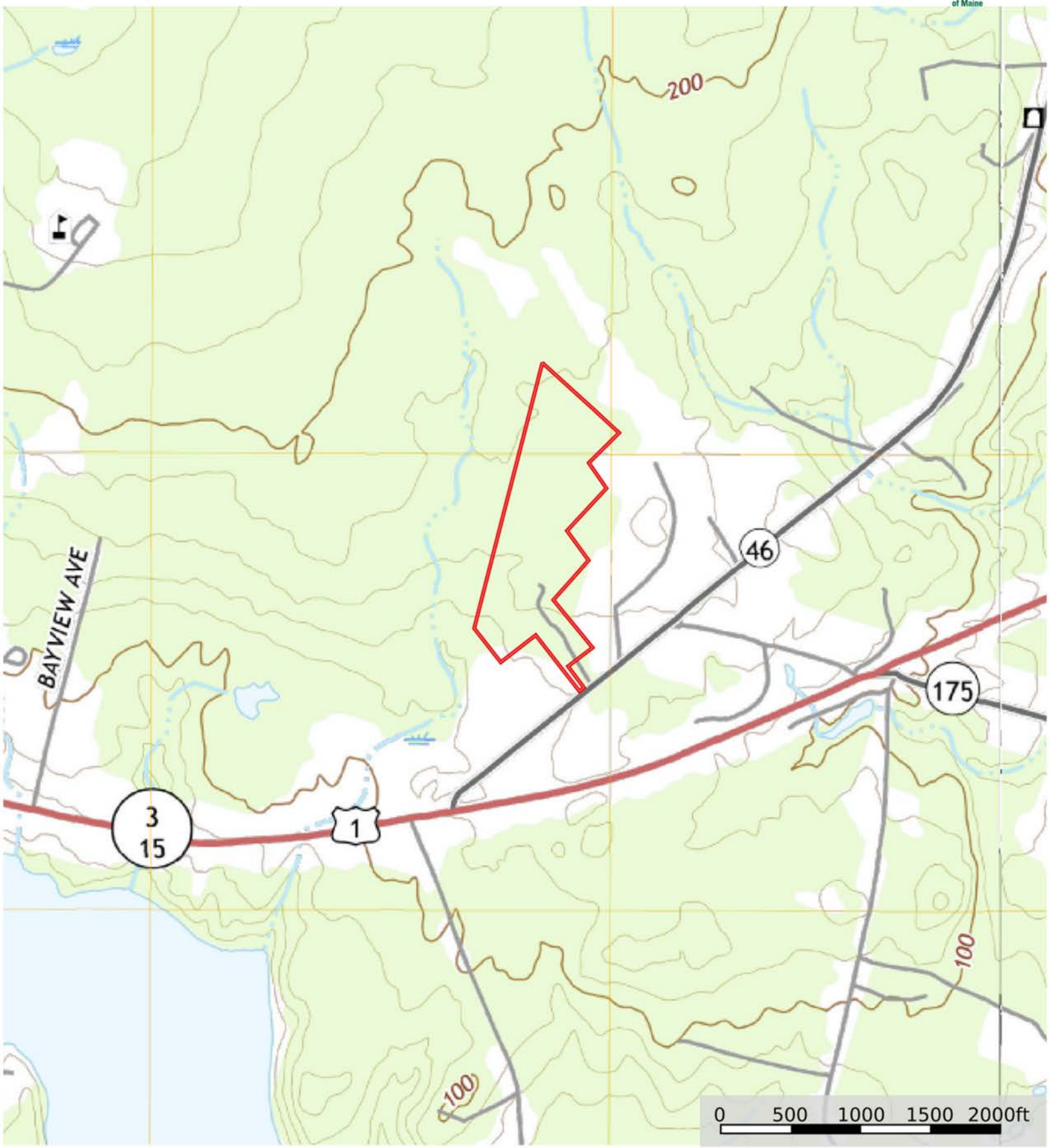
Maine, AC +/-





52 state route 46 Bucksport maine

Maine, AC +/-



Boundary



PROPERTY MAPS  
Tax Map  
2

**BUCKSPORT**  
Hancock County, ME



**LEGEND**

- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- HISTORIC/SUBDIVISION LINE
- EASEMENT
- PARCEL HOOK
- 2-1 PARCEL ID NUMBER
- 150' SURVEY DIMENSION (FEET)
- SURVEY LOT NUMBER
- HYDROLOGY
- WETLANDS

This information on this map is for assessment purposes only, is not a legal survey, and is not intended to be used for conveyance.

SCALE: 1 in = 400 ft  
0 400 800



Original map created by J. W. Gessert Company and revisions made by Town of Bucksport, ME (February, 2021)  
Map updated by Jackson Logic, LLC

Print Date: 2/24/2021

Bucksport Assessor's Office  
50 Main Street  
Bucksport, Maine 04416  
(207) 469-7398



PROPERTY LOCATED AT: 52 State Route 46, Bucksport, ME 04416**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: Near the garage.

Installed by: Gould

Date of Installation: 1985+-

USE: Number of persons currently using system: 0

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

Comments: none

Source of Section I information: seller

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials CP



PROPERTY LOCATED AT: 52 State Route 46, Bucksport, ME 04416**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: unknown OR ☐ UnknownDate installed: 1985+/- Date last pumped: 2017+/- Name of pumping company: Berry's SepticHave 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: 1985+/- Installed by: WardwellDate of last servicing of leach field: none Company servicing leach field: n/aHave 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 ☐ UnknownComments: noneSource of Section II information: seller

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

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PROPERTY LOCATED AT: 52 State Route 46, Bucksport, ME 04416**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>HWBB</b>	<b>Wood Stove</b>		
Age of system(s) or source(s)	<b>2011+~</b>	<b>2014+~</b>		
TYPE(S) of Fuel	<b>oil</b>	<b>wood</b>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>unknown</b>	<b>unknown</b>		
Name of company that services system(s) or source(s)		<b>none</b>		
Date of most recent service call		<b>none</b>		
Malfunctions per system(s) or source(s) within past 2 years		<b>none</b>		
Other pertinent information		<b>none</b>		

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: **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 ☐ 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 \_\_\_\_\_ *CP* \_\_\_\_\_



PROPERTY LOCATED AT: 52 State Route 46, Bucksport, ME 04416

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

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ UnknownComments: noneSource 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 ☐ UnknownComments: seller is not aware of any.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 ☐ NoResults/Comments: n/aSource 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 ☐ NoResults/Comments: n/aSource of information: seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: seller is not aware of any.Source of information: seller

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

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PROPERTY LOCATED AT: 52 State Route 46, Bucksport, ME 04416**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....

..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

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

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

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

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ NoComments: noneSource of information: 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 - ACCESS TO THE PROPERTY**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, explain: utility right of way.Source of information: seller.Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

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

Source of information: \_\_\_\_\_

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

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

*CP*



PROPERTY LOCATED AT: 52 State Route 46, Bucksport, ME 04416**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: \_\_\_\_\_

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



PROPERTY LOCATED AT: 52 State Route 46, Bucksport, ME 04416**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: \_\_\_\_\_

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: n/aYear Principal Structure Built: 1985+ What year did Seller acquire property? 2018Roof: Year Shingles/Other Installed: House metal roof 2007.Water, moisture or leakage: none known.Comments: none

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☐ No ☒ Unknown

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

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ NoComments: noneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ UnknownComments: noneHas 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: noneKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none known.Comments: noneSource of Section VII information: seller

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

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PROPERTY LOCATED AT: 52 State Route 46, Bucksport, ME 04416

## SECTION VIII - ADDITIONAL INFORMATION

**none.**

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

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

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

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

<u>Crystal Peel</u>	<u>09/16/2025</u>		
SELLER	DATE	SELLER	DATE
<b>Crystal Peel</b>			
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






## WARRANTY DEED

**RICHARD S. NEVILLE and PAULINE M. NEVILLE**, whose mailing address is 9 Doe Drive, Bangor, Maine 04401, for consideration paid, grant to **CRYSTAL DAWN JACKSON**, whose mailing address is 13780 Vidalia Road, Lot 100, Pass Christian, Mississippi 39571, with Warranty Covenants, certain lots or parcels of land, together with any buildings thereon, situated in the Town of **Bucksport**, County of Hancock, State of Maine, bounded and described as follows, to-wit:

Beginning at an iron rod set on the northerly sideline of State Highway 46, which said rod defines the southeasterly corner of land formerly of Coombs, now Cianbro Corporation, as described by a deed recorded in Hancock County Registry of Deeds in Book 730, Page 326; thence North seventy-two degrees thirteen minutes thirty seconds East (N. 72° 13' 30" E.) along the northerly sideline of said State Highway 46 a distance of ten (10) feet to an iron rod set at the southwesterly corner of land formerly of Stackpole, now Clements, as described by a deed recorded in said Registry of Deeds in Book 1104, Page 671; thence North fourteen degrees thirty-eight minutes thirty seconds West (N. 14° 38' 30" W.) along the westerly line of land of said Clements a distance of two hundred (200) feet to an iron rod set; thence north seventy-two degrees thirteen minutes thirty seconds East (N. 72° 13' 30" E.) along the northerly line of land of said Clements a distance of two hundred fourteen and three-tenths (214.3) feet to an iron rod set on the westerly line of land now or formerly of Robert Wardwell & Sons, Inc., as described by a deed recorded in said Registry of Deeds in Book 1346, Page 614; thence North seventeen degrees twenty-six minutes zero seconds West (N. 17° 26' 00" W.) along the westerly line of land of said Wardwell a distance of four hundred thirty-five and five tenths (435.5) feet to an iron bolt found in ledge; thence North sixty-two degrees thirty-seven minutes fifteen seconds East (N. 62° 37' 15" E.) along the northerly line of land of said Wardwell a distance of seven hundred seventy-four and seven tenths (774.7) feet to an iron rod set at an angle point in said northerly line of land of said Wardwell; thence North ten degrees fifteen minutes forty-five seconds West (N. 10° 15' 45" W.) along land of said Wardwell a distance of two hundred seventy-two and six tenths (272.6) feet to a rock found in the center of an old woods road; thence North sixty-five degrees nineteen minutes fifteen seconds East (N. 65° 19' 15" E.) along the northerly line of land of said Wardwell a distance of three hundred fifty-one and one-tenth (351.1) feet to an iron rod set at the corner of a stone wall; thence North twenty-six degrees fourteen minutes thirty seconds West (N. 26° 14' 30" W.) following a stone wall and wire fence, which evidence defines the westerly line of land now or formerly of Lundy as described by a deed recorded in said Registry of Deeds in Book 1307, Page 392, a distance of nine hundred fifty-four and nine tenths (954.9) feet to an iron rod set at the southeasterly corner of land now or formerly of Wasson as described by a deed recorded in said Registry of Deeds in Book 1132, Page 441; thence South thirty-three degrees eight minutes fifteen seconds West (S. 33° 8' 15" W.) following the southerly line of land of said Wasson as defined by the remains of an old cedar rail fence and wire fence, a distance of fifteen hundred twenty-nine and eight tenths (1529.8) feet to an iron rod set at the



northeasterly corner of land now or formerly of Herbert W. Hopkins as described by a deed recorded in said Registry of Deeds in Book 977, Page 40; thence South fourteen degrees thirty-eight minutes thirty seconds East (S. 14° 38' 30" E.) along the easterly line of land of said Hopkins a distance of seven hundred fifty-five (755) feet to an iron rod set at the northeasterly corner of land of said Cianbro Corporation; thence South fourteen degrees thirty-eight minutes thirty seconds East (S. 14° 38' 30" E.) along the easterly line of land of said Cianbro Corporation a distance of three hundred three and five tenths (303.5) feet to the point of beginning.

Subject to a one hundred (100) foot wide easement across the above-described parcel of land, which said easement was granted to the Central Maine Power Co. as described by a deed recorded in said Registry of Deeds in Book 1020, Page 209.

The above-described parcel of land contains twenty-five and seventeen hundredths (25.17) acres.

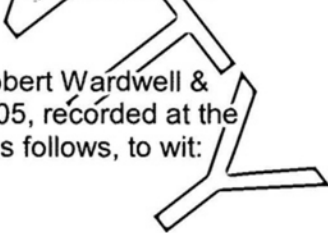
Bearings reference in the above description are oriented to magnetic north in the month of May 1980.

Meaning and intending to convey a portion of the premises described in deed from Richard S. Neville to Richard S. Neville and Pauline M. Neville, dated July 26, 1996, recorded at the Hancock County Registry of Deeds in Book 2417, Page 167.

ALSO CONVEYING, a portion of the premises conveyed in deed from Robert Wardwell & Sons, Inc., to Richard S. Neville and Pauline M. Neville, dated November 13, 2000, recorded at the said Registry of Deeds in Book 3005, Page 36, more particularly described as follows, to wit:

Beginning at an iron rod found at the northwesterly corner of a parcel of land described in a deed from Richard S. Neville to Richard S. Neville and Pauline M. Neville, dated July 26, 1995, and recorded at the Hancock County Registry of Deeds in Volume 2417, Page 167; thence South 14° 38' 30" East by and along the westerly line of land of said Neville as described in the aforementioned deed, a distance of 558.2 feet to an iron rod to be set on said westerly line of land of said Neville; thence South 72° 20' 00" West a distance of 287.7 feet to an iron rod to be set on the easterly line of land now or formerly of Robert Wardwell as described in a deed recorded at the Hancock Registry of Deeds in Volume 1678, Page 422; thence North 14° 48' 25" West by and along the easterly line of land of said Wardwell, a distance of 320.5 feet to an iron rod found at the easterly line of land of said Wardwell, a distance of 320.5 feet to an iron rod found at the northeasterly corner of land of said Wardwell, said point is further described as being on the southeasterly line of land now or formerly of Frederick Wasson and described in a deed recorded at the Hancock County Registry of Deeds in Volume 1132, Page 441; thence North 34° 06' 00" East by and along the southeasterly line of land to said Wasson, a distance of 383.4 feet to the point of beginning.

ALSO CONVEYING the same premises as conveyed by deed from Robert Wardwell & Sons, Inc., to Richard S. Neville and Pauline M. Neville, dated October 13, 2005, recorded at the said Registry of Deeds in Book 4320, Page 151, more particularly described as follows, to wit:





Beginning at an iron rod found on the northerly sideline of said State Route 46, which point is further described as being the southwesterly corner of land of Richard S. Neville and Pauline M. Neville, as described in a deed recorded at the Hancock County Registry of Deeds in Book 2417, Page 167; thence North 14° 38' 30" West by and along the westerly line of land of said Neville, a distance of 500.0 feet to the southeasterly corner of the above described lot; thence South 72° 20' 00" West by and along the southerly line of the above-described lot, a distance of 15.02 feet to a point on said line; thence South 14° 38' 30" East along a line parallel to and 15 feet westerly of the westerly line of land of said Neville, a distance of 500.0 feet to a point on the northerly sideline of said State Route 46; thence North 72° 20' 00" East by and along the northerly sideline of said State Route 46, a distance of 15.02 feet to the point of beginning.

EXCEPTING AND RESERVING, from the above-referenced parcel of land, certain lots as conveyed by deed from Richard S. Neville and Pauline M. Neville to Robert Wardwell & Sons, Inc., dated December 21, 2000, recorded at the said Registry of Deeds in Book 3005, Page 38.

WITNESS our hands and seals this 2 day of May, 2018.

Signed, sealed and delivered  
in the presence of:

Witness

Witness

Richard S. Neville  
RICHARD S. NEVILLE

Pauline M. Neville  
PAULINE M. NEVILLE

STATE OF MAINE

COUNTY OF Pembroke

Dated: May 2, 2018

Personally appeared the above-named Richard S. Neville and Pauline M. Neville and acknowledged the foregoing instrument to be their free act and deed.

Before me, Amber L. Cobb  
Notary Public

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

My Commission Expires: \_\_\_\_\_

Amber L. Cobb  
Notary Public, State of Maine  
My Commission Expires April 26, 2021



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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**Allen LeBrun**, Previous Client