

LAKEFRONT PROPERTY

LOG HOME | SUSTAINABLE/OFF-GRID

200 feet Cold Water Lake
Front

123 Eagle Point Rd T40 MD

Solar Power



\$995,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

What truly sets this property apart is its location within one of Maine's largest permanently protected conservation landscapes. Surrounded by the 21,000-acre Niatous and Robbins Lumber Conservation Area that provides critical habitat for loons, bald eagles, moose, deer, and bear. The adjacent Duck Lake Public Land encompasses more than 30,000 acres of forests, lakes, wetlands, and recreational trails, offering endless opportunities for fishing, paddling, hiking, hunting, ATV riding, snowmobiling, xc-skiing, snowshoeing, and wildlife observation. The combined conservation lands in this region, totaling hundreds of thousands of acres of protected wilderness, help ensure that the views and natural character of the region remain intact for generations to come.

More than just a home, this one-of-a-kind full scribe log residence is a work of art, handcrafted by renowned master log home builder John Niningner of The Wooden House Company in Newbury, Vermont. Every white pine log was carefully selected for its length and uniform diameter, then hand-peeled and draw-knifed to create a timeless structure that blends seamlessly with its natural surroundings.



The 32-by-42-foot log home was designed by the current owner for comfortable year-round off-grid living. Modern solar power, generator backup systems, and efficient heating options provide the convenience of contemporary living while maintaining independence from public utilities.

Inside, you'll find two bedrooms, one full bath, and a spectacular 2-sided granite fireplace and hearth constructed from stone sourced directly from the property. The 10-by-30-foot lake room features one side of the granite fireplace that spans the center of the interior wall. Expansive windows on the remaining three sides flood the space with light and frame panoramic views of the lake, surrounding forest, and beautifully landscaped gardens, creating a natural connection to the outdoors.

The warm wood interior, exposed log craftsmanship, and attention to detail throughout create a living space that is both rustic and refined. An 8-by-32-foot covered porch provides the perfect place to enjoy morning coffee, watching birds and other wildlife.





Additional features include a full concrete basement, workshop/garage space, an outdoor shower that is perfect for rinsing off after a swim in the lake, LP gas and wood heating systems, and carefully curated furnishings that convey with the property, making this a turnkey opportunity for the next owner.

Situated on 1.19 surveyed acres with approximately 200 feet of pristine lake frontage, the property enjoys a setting unlike almost any other in Maine. A private dock, excellent swimming area, flower gardens, patio spaces, and thoughtfully constructed nature paths create an inviting waterfront environment with ample privacy for relaxation and recreation.

West Lake is a 1,344-acre cold-water fishery known for its landlocked salmon, brook trout, bass, and white perch. Part of the Passadumkeag River watershed, the lake remains remarkably quiet and undeveloped. Most residential development is limited to a small section of the northern shoreline, while the majority of the shoreline remains undeveloped and protected by surrounding conservation lands. A state-maintained public boat launch on the northwest corner of the lake provides convenient access for boating and fishing.

Despite its secluded setting, the property remains accessible, located approximately one hour from Lincoln, one hour and twenty-five minutes from Bangor, three hours from Portland, and five hours from Boston.

For those seeking a legacy property where exceptional craftsmanship, waterfront living, and Maine's unspoiled wilderness come together, 123 Eagle Point Road represents a rare and irreplaceable opportunity.



123 EAGLE POINT RD T40 MD

PRICE

\$995,000

TAXES

\$1,550/2025

1.19± ACRES

BUILT IN 2010

1,700± SQFT

ROAD FRONTAGE 142FT

HOW FAR TO...



Shopping | Lincoln, 25± miles



Hospital | Lincoln, 25± miles



Airport | Bangor, 71± miles



Interstate | Exit 217, 30± miles



City | Bangor, 69± Miles



Boston | 298± miles 5 Hours



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:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

Keith Lilly



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@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
911

Fire

Maine Forest Service
911

Tax Assessor

State of Maine
prop.tax@maine.gov

Code Enforcement

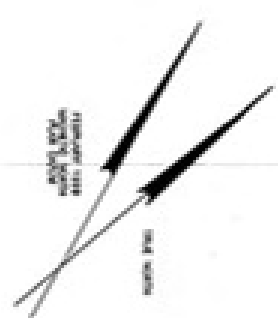
LUPC- Downeast Region
(207) 592-4448





United Country
Real Estate
Lifestyle Properties
of Maine





FOR SALE BY
EAGLE CONCRETE SUBDIVISION
ROBINSON LUMBER INC. (owner)
P.O. BOX 10000
10000 N. 100TH AVE. SUITE 100
T J N.O. & T 40 N.O.
HAWKCOCK COUNTY, MAINE



PROPERTY LOCATED AT: 123 Eagle Point Rd, T40 MD, 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: 2023 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: east side of lot

Installed by: Alfred Haskell

Date of Installation: N/A

USE: Number of persons currently using system: 1

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

Comments: N/A new well pump installed 7/15/21.

Source of Section I information: seller

Buyer Initials _____

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Seller Initials RKD

SCC

PROPERTY LOCATED AT: 123 Eagle Point Rd, T40 MD, ME**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public N/A ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☐ NoIf Yes, what results: N/AHave you experienced any problems such as line or other malfunctions? ☐ Yes ☐ NoWhat steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: N/A
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: N/ATank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: N/ALocation: north side of house OR ☐ UnknownDate installed: 08/26/2009 Date last pumped: 2022 Name of pumping company: Cal's SepticHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: North side of houseDate of installation of leach field: 08/26/2009 Installed by: Builder sub-contractorDate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: N/ADo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ Unknown

Comments: _____

Source of Section II information: seller and DHHS website search

Buyer Initials _____

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Seller Initials RKD SCC

PROPERTY LOCATED AT: 123 Eagle Point Rd, T40 MD, ME

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHA	Wood Stove	Granite Fireplace	
Age of system(s) or source(s)	2016	2011	2009	
TYPE(S) of Fuel	LP Gas	wood	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	700+/- gallons	varies	varies	
Name of company that services system(s) or source(s)	RH Foster	N/A	N/A	
Date of most recent service call	2025 cleaning	N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	none	N/A	N/A	
Other pertinent information	N/A N/A	N/A N/A	N/A N/A	

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: 2025 chimney sweep

Date chimney(s) last cleaned: 2025 The Heating Lodge Griffin RD Bangor

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown
Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: N/A

Comments: N/A

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? N/A
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): N/A Size of tank(s): N/A
Location: N/A

Buyer Initials _____

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Seller Initials RKD SCC

PROPERTY LOCATED AT: 123 Eagle Point Rd, T40 MD, MEWhat materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: N/ASource 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: N/ASource of information: seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas 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 ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas 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: N/ASource of information: seller

Buyer Initials _____

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Seller Initials 2KDSCC

PROPERTY LOCATED AT: 123 Eagle Point Rd, T40 MD, 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: N/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: N/ASource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource 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: rights of way for access, covenants and restrictionsSource of information: deed, survey plan PB 31 Pg 179 and document recorded in Bk 3859 Pg 39Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ UnknownIf No, who is responsible for maintenance? ownersRoad Association Name (if known): Eagle Cove Owners AssociationSource of information: Seller and deed

Buyer Initials _____

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Seller Initials RAD SCC

PROPERTY LOCATED AT: 123 Eagle Point Rd, T40 MD, ME**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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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 ☐ UnknownIf Yes, indicate the date of each payment: N/AIs 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?

Map search of FEMA site showed no dataRelevant Panel Number: unknown Year: unknown (Attach a copy)Comments: N/ASource of Section VI information: Seller and FEMA website

Buyer Initials _____

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Seller Initials RKDSCC

PROPERTY LOCATED AT: 123 Eagle Point Rd, T40 MD, ME**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 exemptionIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation
 issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment;
 or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water
 filtration system, photovoltaics, wind turbines): Type: LP tank 1000 gallon

Year Principal Structure Built: 2009 What year did Seller acquire property? 2008Roof: Year Shingles/Other Installed: 2009Water, moisture or leakage: noneComments: N/A

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 ☐ UnknownComments: N/AMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: N/AElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: Solar PV with AGM batteries and LP gas generator.Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: N/A LP Generator installed by Central Maine Diesel 2024.

Buyer Initials _____

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Seller Initials RKD SCC

PROPERTY LOCATED AT: 123 Eagle Point Rd, T40 MD, MEKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: N/AComments: N/ASource of Section VII information: seller**SECTION VIII - ADDITIONAL INFORMATION**

References to Plan Book and Page and Book and Page above are from the Hancock County Registry of Deeds.

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.

R. Katherine Donovan 06/15/2026
 SELLER DATE
R. Katherine Donovan

Susan Catherine Campbell 06/15/2026
 SELLER DATE
Susan Catherine Campbell

 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

ROBBINS LUMBER, INC., a Maine corporation located in Searsmont, County of Waldo and State of Maine, with a mailing address of P.O. Box 9, Searsmont, ME 04973, for consideration paid, grants to **R. KATHERINE DONOVAN** of Ellsworth, County of Hancock, State of Maine, whose mailing address is 99 Sandy Point Way, Ellsworth, ME 04605, and **SUSAN CATHERINE CAMPBELL** of Loughborough Leics, England, UK, whose mailing address is 2 Swithland Court, Woodhouse Eaves, Loughborough Leics, England LE12-HSS, UK, as Joint Tenants, with Warranty Covenants, a certain lot of land located in **Township 40, MD**, in the **County of Hancock** and State of Maine, and being Lot Number 2S as described on a certain Plan of Eagle Cove Subdivision, recorded in the Hancock County Registry of Deeds in Plan Book 31, Page 179.

This conveyance is subject to the terms of a certain "Revised Declaration of Covenants and Restrictions Applicable to Eagle Cove Subdivision," recorded in said Registry in Book 3859, Page 39 (the "Covenants").

The Grantee(s) and their invitees shall have right, in common with the Grantor herein, Eagle Cove Corp, its successors and assigns, and with the fee owner of the external roads, Robbins Lumber, Inc., its successors and assigns, and the owners of other Lots depicted upon the Plan, to use, as set forth in the Covenants (i) in common with others, the Access Road (extending from the southeasterly sideline of the County Road (a/k/a Nicatous Road), so-called, in a generally southeasterly and southwesterly direction to the commencement of the Access Road Extension; (ii) the Access Road Extension, extending in a general southerly direction from the Access Road to the Interior Subdivision Road at the northeasterly sidelines of Lots 1N and 2N as shown upon the Plan) (said access road and Access Road Extension being located in Township 3, ND, County of Hancock and State of Maine); and (iii) the Interior Subdivision Road as shown upon the Plan, and as more specifically described upon Exhibit A to the Covenants (said interior subdivision road being located in part in said Township 3, ND, and in part in said Township 40, MD); such roads to be used for ingress and egress on foot and in vehicles to and from the aforesaid Lot. As Lot owner, Grantee(s) and their heirs, personal representatives, and assigns shall own and succeed to the rights provided by 23 M.R.S.A. §3031(2). Title to the fee interest in the Access Road and Access Road Extension (but not the interior subdivision road), subject to the rights-of-way provided for herein shall be and hereby is reserved to Grantor, its successors and assigns. This conveyance is subject, nevertheless, to similar rights of owners of other lots shown upon the Plan, as set forth in the respective deed(s) of record, and to be hereinafter recorded, from Grantor, Robbins Lumber, Inc., and/or Eagle Cove Corp.

For the source of Grantor's title reference is hereby made to the deed of Diamond Occidental Forest Inc. to Robbins Lumber, Inc. dated June 25, 1996 and recorded in the Hancock County Registry of Deeds in Book 2552, Page 25.

MAINE REAL ESTATE
TRANSFER TAX PAID

BLAKE & HAZARD
ATTORNEYS AT LAW
139 HIGH STREET
BELFAST, ME 04915

Lot #2S is part of a subdivision approved pursuant to Maine Land Use Regulation Commission Subdivision permit SP 3279, which is recorded in the Hancock County Registry of Deeds. Use of this lot is subject to applicable conditions of that Subdivision Permit approval.

Robbins Lumber, Inc. has caused this instrument to be executed on its behalf by James L. Robbins, its President, thereunto duly authorized this 15th day of October, 2008.

Robbins Lumber, Inc.

By: James L. Robbins
James L. Robbins
Its President

STATE OF MAINE
COUNTY OF Waldo, SS.

Oct 15, 2008

Then personally appeared the above-named **James L. Robbins**, President of Robbins Lumber, Inc., and acknowledged the foregoing instrument to be his free act and voluntary act and deed in his said capacity and the free and voluntary act and deed of said Robbins Lumber, Inc., this 15 day of October, 2008.

Before me:

Sandra M Wright
Notary Name Signed
Sandra M Wright
Notary Type/Printed
Notary Public, State of ME
My Commission Expires May 20, 2012

SANDRA M. WRIGHT
Notary Public, Maine
My Commission Expires May 20, 2012

BLAKE & HAZARD
ATTORNEYS AT LAW
139 HIGH STREET
BELFAST, ME 04915

SEAL

Ret: RBWG



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

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

lifestylepropertiesofmaine.com and 4 more links



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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