

BUSINESS FOR SALE

INDUSTRIAL | COMMERCIAL PROPERTY | STORAGE

Profitable specialty
Business

**340 Howland Rd,
Lagrange**

Equipment included



\$785,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Whether you're looking to enter the growing pet aftercare industry or expand an existing operation, this business offers a rare opportunity to acquire a specialized facility with the infrastructure already in place. Don't miss this unique chance to own a ready-to-operate business in a compassionate and essential industry. Turnkey Pet Cremation Business & Real Estate for Sale – Lagrange, Maine. Here's your opportunity to own a well established, turnkey pet cremation business with room to grow. Situated on 2.9 acres with 417.4 feet of road frontage, this property offers an ideal combination of a successful business and the potential for a future homesite. Built in 2014, the 36' x 28' commercial building is designed for efficient operation and includes a 12' x 36' attached carport with a 10.5' x 8' overhead garage door for convenient loading and unloading.



The sale includes everything needed to continue operating from day one, including the cremation equipment, customer list, business name, a wide selection of decorative pet urns, remembrance jewelry, human urns, custom marble vaults, and the inventory necessary to continue serving families with compassion and care. This thriving business has an established reputation and offers an excellent opportunity for an owner-operator or someone looking to expand an existing business. The property is in a rural area, providing flexibility for future use. With over two acres of land, there is ample space to build a residence while operating the business or simply enjoy the privacy and room the property provides. Whether you're looking to step into a rewarding business or invest in a unique commercial opportunity with residential potential, this property is ready for its next owner. Don't miss out.



**Lifestyle
Properties
of Maine**





**340 HOWLAND RD,
LAGRANGE**

PRICE

\$785,000

TAXES

\$2,782/2025

2.09± ACRES

BUILT IN 2014

1,500± SQFT

ROAD FRONTAGE 417FT

HOW FAR TO...



Shopping | Bangor, 30± miles



Hospital | Lincoln, 30± miles



Airport | Bangor, 31± miles



Interstate | Exit 217, 8.8± miles



City | Bangor, 30± Miles



Boston | 264± miles 4 Hours





Lena Fiske

ASSOCIATE BROKER | REALTOR®



207.447.1087 cell



207.794.6164 office



lena@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Lena's
bio and other
listings



Testimonial:

'We recently purchased a home through this agency. Lena Fiske was the agent that showed the home. We were impressed right from the start. She was so knowledgeable about the home and the area. She answered all of our questions and even went the extra mile for us a number of times. She took time out of her day to meet with a contractor for us since we were living quite a distance away, and also assisted us with some issues we had with our lender. I truly cannot say enough good about her and our experience. If you are looking for a home, land or a camp in this area, she's your gal.'

Karen Ellis



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MUNICIPAL CONTACTS

Police

State Police/Sheriffs Dept.
911

Fire

Lagrange Fire Dept.
911

Town Office

Lagrange Town Office
207-943-2085

Tax Assessor

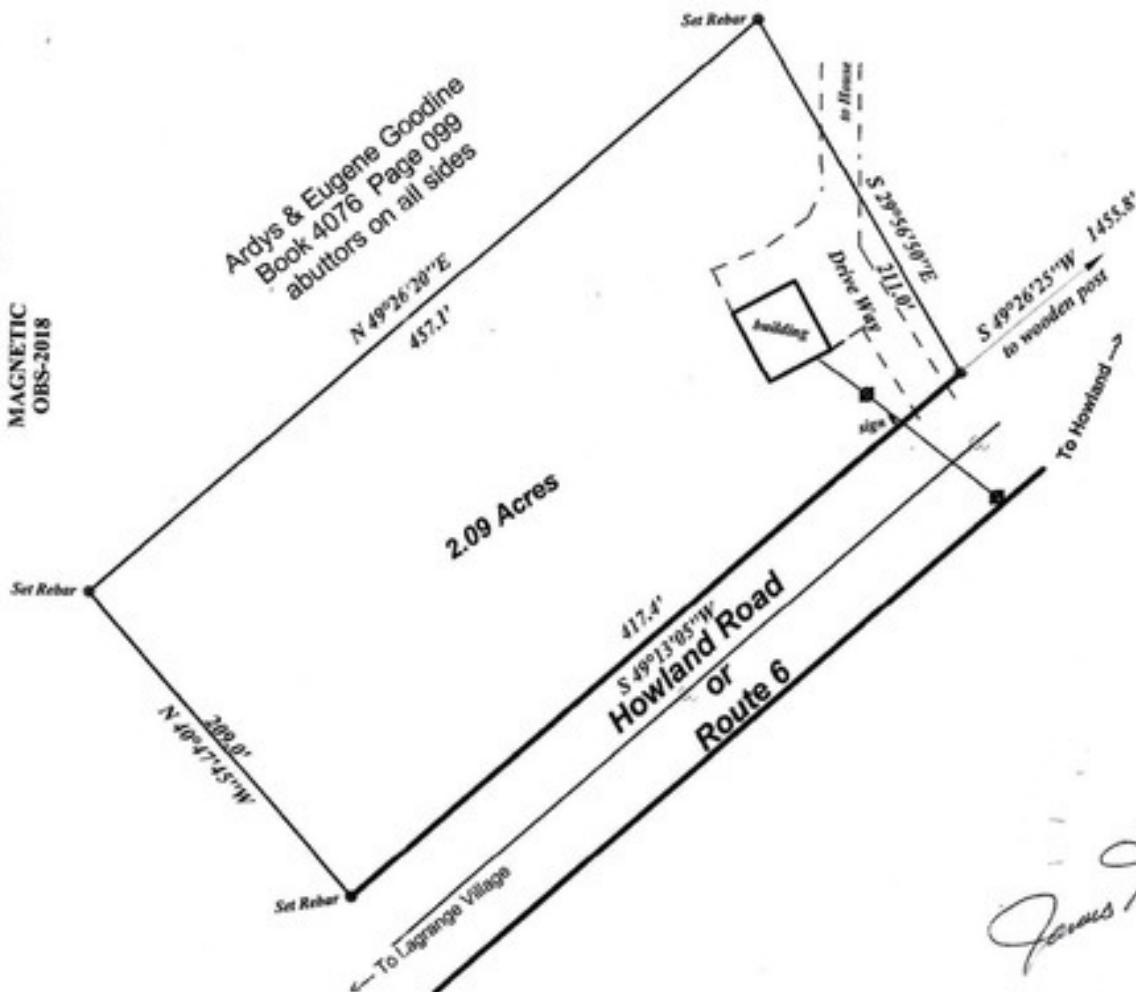
Town Office
207-943-2085

Code Enforcement

Dwight Tilton
207-794-4434



MAGNETIC
OBS-2018



James H. Harris

----- NOTES -----

This survey meets the Standards of the Board of Licensure for Land Surveyors with the following Exceptions: no written report, no complete research, and not all corners monumented.

Deed reference of this parcel is in a deed recorded in Book 4076 page 99 of the Penobscot County Registry of Deeds.

This surveyed property includes 2.09 Acres.

RECORD OWNER

Ardys & Eugene Goodine
340 Howland Road
LAGRANGE, MAINE 04453

SURVEY PLAN

of a lot for
Ashes to Ashes
Pet Crematory
at

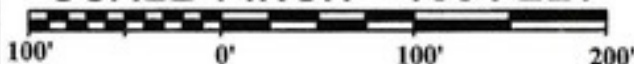
340 Howland Road
in

LAGRANGE

Penobscot County, Maine

JAMES H. HARRIS, PLS # 1168
BOX 764, LINCOLN, ME. 04457
Dated: JULY 11, 2018

SCALE 1 INCH = 100 FEET



July 13, 2018

Description of parcel of a lot located on northwesterly side of Route 155/ Howland Road for Ashes to Ashes Pet Crematory in Lagrange, Maine.

A certain lot or parcel of land and the building thereon situated in the northwesterly side of Route 155/ Howland Road within the lands of Ardy & Eugene Goodine in the Town of Lagrange, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at a set flush rebar thirty- three (33') feet northwesterly of the Howland Road centerline and also being South $49^{\circ}26'25''$ West fourteen hundred fifty-five and eight tenths (1455.8') feet from a wooden post at the north east corner of the land of Eugene Goodine as described in a deed recorded in book 4076 page 099 of the Penobscot County Registry of Deeds, thence South $49^{\circ}13'05''$ West along the road four hundred seventeen and four tenths (417.4') feet to a set rebar, thence North $40^{\circ}47'45''$ West two hundred nine (290.0') feet to a set rebar, thence North $49^{\circ}26'20''$ East four hundred fifty-seven and one tenths (457.1') feet to a flush set rebar, thence South $29^{\circ}56'50''$ East and crossing a drive way to the Goodine house to the point of beginning. All bearings are magnetic in 2018

Said Lot contains 2.09 Acres and being a part of the lot owned by Ardy & Eugene Goodine as described in a deed recorded in Book 4076 page 099 of the Penobscot County Registry of Deeds.

Excepting all the rights of passage and utilities to the existing gravel drive to their house and other lands.

James H. Th...



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



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

PROPERTY LOCATED AT: 340 Howland Road, Lagrange, ME 04453**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 Private drilled well will be installed.

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

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

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

WATER TEST: Have you had the water tested? ☐ Yes ☐ No
 If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☐ No
 If Yes, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

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

Comments: This section will be updated. A drilled well will be installed before property is sold.

Source of Section I information: Owner

Buyer Initials _____

Page 1 of 8

Seller Initials AG ES _____

PROPERTY LOCATED AT: 340 Howland Road, Lagrange, ME 04453

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: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

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

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

Location: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

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

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

If Yes, are they available? ☐ Yes ☐ No

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

Comments: **Pending soil test, a privet septic system will be installed before the sale of the property.**

Source of Section II information: **Owner**

Buyer Initials _____

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Seller Initials AG EB _____

PROPERTY LOCATED AT: 340 Howland Road, Lagrange, ME 04453

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	Heat Pumps	Propane heater		
Age of system(s) or source(s)	5 years	10 years		
TYPE(S) of Fuel	Propane	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Mckusick Fuel	Mckusick Ful		
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	None	None		

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: _____

Direct and/or Power Vent(s): ☐ Yes ☐ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **There is no chimney for heating sources**

Source of Section III information: **Owner and visual inspection**

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 AG ES

PROPERTY LOCATED AT: 340 Howland Road, Lagrange, ME 04453~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~Comments: NoneSource of information: Owner**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: NoneSource of information: Owner**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: NoneSource of information: Owner**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: NoneSource of information: Owner**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NoneSource of information: Owner

Buyer Initials _____

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Seller Initials AG EB

PROPERTY LOCATED AT: 340 Howland Road, Lagrange, ME 04453**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: Owner**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: NoneSource of information: Owner**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: See DeedSource of information: Deed Page 17918 Page 165Is 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): NoneSource of information: Public Information and owner

Buyer Initials _____

Page 5 of 8

Seller Initials AG ES _____

PROPERTY LOCATED AT: 340 Howland Road, Lagrange, ME 04453**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: **There is an area not included**Source of Section VI information: **FEMA.gov**

Buyer Initials _____

Page 6 of 8

Seller Initials AG EB

PROPERTY LOCATED AT: 340 Howland Road, Lagrange, ME 04453**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

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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane Tank 1 owned, 4 leased

Year Principal Structure Built: 2014 What year did Seller acquire property? 1987

Roof: Year Shingles/Other Installed: Metal 2014

Water, moisture or leakage: No

Comments: None

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: None

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

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

Comments: None

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

Comments: None

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ Unknown

Comments: None

Buyer Initials _____

Page 7 of 8

Seller Initials AG EB

PROPERTY LOCATED AT: 340 Howland Road, Lagrange, ME 04453KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No Known material defects.Comments: NoneSource of Section VII information: Owner**SECTION VIII - ADDITIONAL INFORMATION**The property disclosure will be updated as needed.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.

Eugene Goodine 06/29/2026
 SELLER DATE
Eugene Goodine

Ardys Goodine 06/29/2026
 SELLER DATE
Ardys Goodine

 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



QUITCLAIM DEED WITH COVENANT

Ardys E. Nason, a/k/a Ardys E. Goodine and Eugene A. Goodine, whose mailing address is 344 Howland Road, LaGrange, ME 04453, for consideration paid, grant to **Ardys E. Goodine and Eugene A. Goodine**, whose mailing address is 344 Howland Road, LaGrange, ME 04453, as **Joint Tenants with Quitclaim Covenant**, a certain lot or parcel of land, together with any buildings and improvements thereon, situated in **LaGrange**, Penobscot County, State of Maine, more particularly bounded and described as follows:

Beginning at a set flush rebar thirty- three (33')feet northwesterly of the Howland Road centerline and also being South 49°26'25" West fourteen hundred fifty-five and eight tenths (1455.8') feet from a wooden post at the north east corner of the land of Eugene Goodine as described in a deed recorded in book 4076 page 099 of the Penobscot County Registry of Deeds, thence South 49° 13' 05" West along the road four hundred seventeen and four tenths (417.4') feet to a set rebar, thence North 40° 47' 45" West two hundred nine (290.0') feet to a set rebar, thence North 49° 26' 20" East four hundred fifty-seven and one tenths (457.1') feet to a flush set rebar, thence South 29° 56' 50" East and crossing a drive way to the Goodine house to the point of beginning. All bearings are magnetic in 2018.

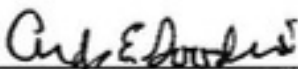
Said Lot contains 2.09 Acres and being a part of the lot owned by Ardy & Eugene Goodine as described in a deed recorded in Book 4076 page 099 of the Penobscot County Registry of Deeds.

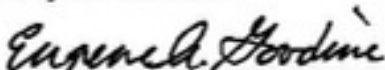
Excepting all the rights of passage and utilities to the existing gravel drive to their house and other lands.

Being a portion of the premises conveyed by Warranty Deed from Francis W. Steplar, Cynthia Steplar, Elliott A. Gordon, Jr. and Barbara Gordon to Ardys E. Nason and Eugene A. Goodine dated July 17, 1987 and recorded in Book 4076, Page 099 of the Penobscot County Registry of Deeds.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

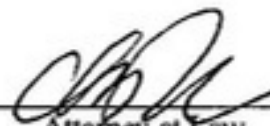
WITNESS our hands and seals this 23rd day of June, 2026.


Ardys E. Goodine


Eugene A. Goodine

STATE OF MAINE
COUNTY OF HANCOCK

Before me this 23rd day of June 2026, personally appeared the above-named Ardys E. Goodine, a/k/a Ardys E. Nason and Eugene A. Goodine and acknowledged the foregoing instrument to be their free act and deed.

By me: 
Attorney at Law
Print Name : Christina S. Lewis, Esq.
Maine Bar No.: 004741