

LAKEFRONT CABIN

LOG HOMES & CABINS | LAKEFRONT PROPERTY |
RECREATIONAL PROPERTY

2 ± Acres

**Lot 112 Off Boat Landing
Rd, Wesley**

300ft of Owned
Waterfront



\$275,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!



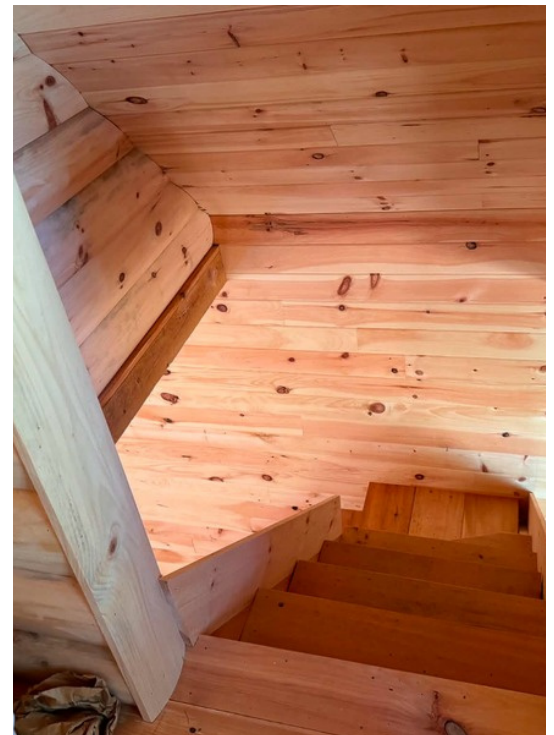


Photography by Mayhem Media

If you are looking for a waterfront get away, this off grid camp may be just what you are looking for. New build and currently unfinished and waiting for your finishing touches it is surrounded by water on 3 sides. Sitting on 2 acres with about 300' of frontage on Long Lake in Wesley this offers some beautiful views and privacy. The camp was built on a grandfathered spot and cannot exceed its current size. First floor is one open room and there is a half loft above. Property is about 3 miles back in the woods off Route 192. (half an hour from Machias) Wiring in place for generator hookup. This wooded subdivision is home to many hunting and recreational camps both on and off the water. It is a great place for anyone who really enjoys the outdoors of Maine.

Wesley is a small town of about 130 people incorporated January 24, 1833, and named for John Wesley who was the founder of the English Methodist movement. The area is best known for its wild blueberry production and in the past the timber harvesting of the area was what kept most families employed. The area is well known for outdoor recreation of all types and there are many back roads and trails that are available for public use as well as many lakes, rivers and streams.

(800) 286-6164



www.lifestylepropertiesofmaine.com

The property is about a half hour out of Machias, 40 Minutes from Calais and about an hour and half from Bangor or Ellsworth making it pretty easy to get to and "not too far away" as well. The roads are normally open most of the year to the lakes but could be muddy or unkept at times.

A trip of just over a half hour brings you to several oceanfront beaches to enjoy. The long sand beach at Roque Bluffs state park and the freshwater pond across from it are quite popular as well as Jasper Beach in Machiasport. Machias has many historical spots to check out. Burnhams Tavern and the Gates House in Machiasport are full of local history. Many area towns also have very active historical societies to check out.



**Lifestyle
Properties
of Maine**





LOT 112 OFF BOAT LANDING RD, WESLEY

PRICE

\$275,000

TAXES

\$1,505/2025

2± ACRES

BUILT IN 2018

500± SQFT

ROAD FRONTAGE 100FT

HOW FAR TO...



Shopping | Machias, 20± miles



Hospital | Machias, 20± miles



Airport | Bangor, 70± miles



Interstate | Exit 187, 70± miles



City | Calais, 28± Miles



Boston | 300± miles 5 Hours
30 Minutes





Janine Hawkins

BROKER | REALTOR®



207.263.9089 cell



207.794.6164 office



janine@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Janine's bio and
other listings



Testimonial:

"Janine helped us find the perfect home. She is an expert in her field and she absolutely helped us navigate our move to Maine, and familiarized us with the area. We came to think of her as a friend. She has a genuine desire to help her clients make their new house a home. Circumstances for us have changed and we moved. Janine is now getting our listing. She is a person we feel we can trust. She is dedicated and approachable. She is professional yet friendly. No matter what your real estate need is, this is your agent. You can do no better.

She also makes good donuts."

Joel & Lisa Purcell



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

911

Fire

911

Town Office

2 Whining pines Dr Wesley ME 04686

207-255-0941

Mon 4-7pm

Wed & Fri 9-2

Tax Assessor

RCS Assessment

207-605-0200

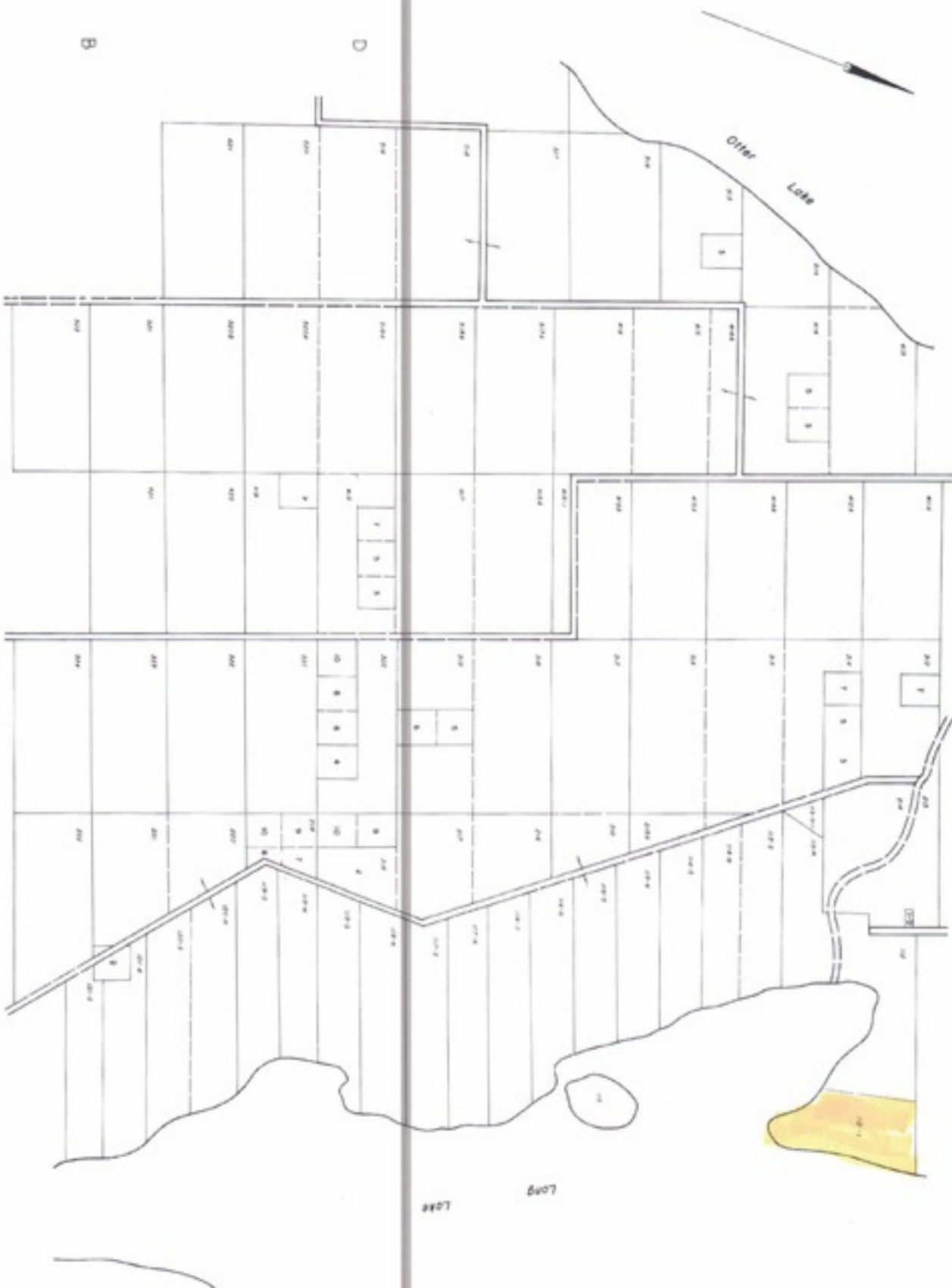
info@rcsassessment.com

Code Enforcement

Betsy Fitzgerald

207-263-5439

6



LEGEND
PROPERTY MAPS
ADJUTANT MAPS
SECTION LINE
For Assessment Purposes
Map to be used for Compliance

PROPERTY MAP
TOWN OF WESLEY
WASHINGTON COUNTY, MAINE
JAMES W. SEWELL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 200 FEET
E



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

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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 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 from lake

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: no well on ground at this point

Source of Section I information: seller

Buyer Initials _____

Page 1 of 8

Seller Initials SBN

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

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: primitive outhouse

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

Location: in tree line at front of cabin OR ☐ Unknown

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

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: outhouse on lot/no septic design or layout

Source of Section II information: seller

Buyer Initials _____

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Seller Initials SA

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	none at this time			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☐ Yes ☒ No ☐ Unknown

Chimney(s): ☐ Yes ☒ No

If Yes, are they lined: ☐ Yes ☒ No ☐ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

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

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

If Yes, date: _____

Comments: **unfinished build**

Source of Section III information: **seller**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ Unknown

Are tanks registered with DEP? ☐ Yes ☒ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: **none**

Buyer Initials _____

Page 3 of 8

Seller Initials SN

PROPERTY LOCATED AT: portion of lot 112, Wesley, ME 04655

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

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

Comments: none

Source of information: seller

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

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

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☒ No ☐ Unknown

Comments: none

Source of information: seller

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: none

Source of information: seller

Buyer Initials _____

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Seller Initials 25N

PROPERTY LOCATED AT: portion of lot 112, Wesley, ME 04655

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☐ No

Comments: no paint

Source of information: sellers/visual

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: _____

Source of information: seller/town

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? private unofficial road association (people mostly responsible for their own work)

Road Association Name (if known): none

Source of information: seller/town

SELLER TO SPLIT MAINTANCE ON ROAD
ACROSS HIS PORTION CROSSING MICHAEL'S PROPERTY
TREES DOWN, RAIN DAMAGE ETC

Buyer Initials _____

Page 5 of 8

Seller Initials SBAV

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?

area of Minimal flooding

Relevant Panel Number: LOMR20-01-0667P Year: 2020 (Attach a copy)

Comments: no flooding

Source of Section VI information: FIRMette

Buyer Initials _____

Page 6 of 8

Seller Initials [Signature]

PROPERTY LOCATED AT: portion of lot 112, Wesley, ME 04655

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: none

Year Principal Structure Built: 2018 What year did Seller acquire property? 2015

Roof: Year Shingles/Other Installed: - 4(Steel) 2018

Water, moisture or leakage: none

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: home on posts

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: wired for generator

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 SLH

PROPERTY LOCATED AT: portion of lot 112, Wesley, ME 04655

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: no defects, Property is not finished

Comments: none

Source of Section VII information: seller

SECTION VIII - ADDITIONAL INFORMATION

18' x 18" cabin with half loft upstairs, covered porch on the front. Water all around! Fantastic views over Long Lake. 2 ACRES AS IS

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.

7/2/2026
SELLER
Steven B. Nichols

DATE

SELLER

DATE

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



MUNICIPAL QUITCLAIM DEED WITHOUT COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS THAT the Inhabitants of the Municipality of **Wesley**, a body corporate and politic located in **Washington County**, State of **Maine**, for consideration paid, release to **Steven B. Nichols** of **597 State RD 32 Round Pond, Me 04564** a certain parcel of land with buildings thereon, if any, located in the Municipality of **Wesley, Washington County, State of Maine**, identified as follows:

A Portion of Lot **112**, Map **00E** on the Tax Maps of the Municipality of **Wesley**, prepared by **James W. Sewell Company** and dated **1980** on file in the Office of the Assessors at **Wesley, Maine**.

The Inhabitants of the Municipality of **Wesley** have caused this instrument to be signed in its corporate name by **Glen Durling, Richard Carlow, and Ronald Hawkins** its Municipal Officers duly authorized.

Witness our hands and seals this 30th day of October, 2015

TRANSFER TAX PAID

INHABITANTS OF THE MUNICIPALITY
OF **WESLEY, MAINE**

Witness

Signature

Witness

Signature

Witness

Signature

ACKNOWLEDGEMENT

STATE OF MAINE
Washington County, ss.

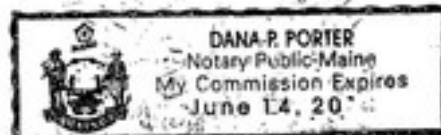
DATE: 10/30/2015

Then personally appeared before me the above-named **Glen Durling, Richard Carlow, and Ronald Hawkins** Municipal Officers of the Municipality of **Wesley**, and acknowledged the foregoing to be their free act and deed in their said capacity and the free act and deed of the inhabitants of said Municipality.

Before me,

Notary Public

Printed Name:
My Commission Expires :



SEAL

Property Description of
Of property to be conveyed by
The Inhabitants of the Town of Wesley

September 21, 2015

A certain lot or parcel of land located in the Deer Haven Subdivision in the Town of Wesley, Washington County, Maine:

BEGINNING at a 5/8" rebar set 8', more or less, from the high water mark of Long Lake, said rebar being S 16°48'07" E, a distance of 391.19' from a 5' tall concrete monument found along the northerly line of land now or formerly of Emery G. Pineo III and Lindsey K. Pineo, described in a deed dated May 3, 2004 recorded in Book 2881, Page 213 of the Washington County Registry of Deeds;

THENCE N 05°33'05" E, a distance of 211.31' to a 5/8" rebar set on or near the southerly line of said Pineo, said rebar being S 39°07'17" E, a distance of 211.61' from the previously mentioned concrete monument;

THENCE N 88°25'13"E along the southerly line of said Pineo, a distance of 281', more or less, to the high water mark of Long Lake;

THENCE southerly and thence northwesterly along the high water mark of Long Lake, a distance of 764', more or less, to a point located S 05°33'05" W, a distance of 8', more or less, from the first mentioned 5/8" rebar set;

THENCE N 05°33'05" E, a distance of 8', more or less, to the **POINT OF BEGINNING**.

The above described parcel is the easterly portion of Lot 112 as depicted on a plan entitled "Deer Haven, Inc. - Wesley, Maine," prepared by Vladek Kolman, dated July 14, 1966, and recorded in Hanger 6, Slide 13 of the Washington County Registry of Deeds.

All 5/8" rebar set with surveyor's cap stamped "West Falls Surveying PLS 2497."

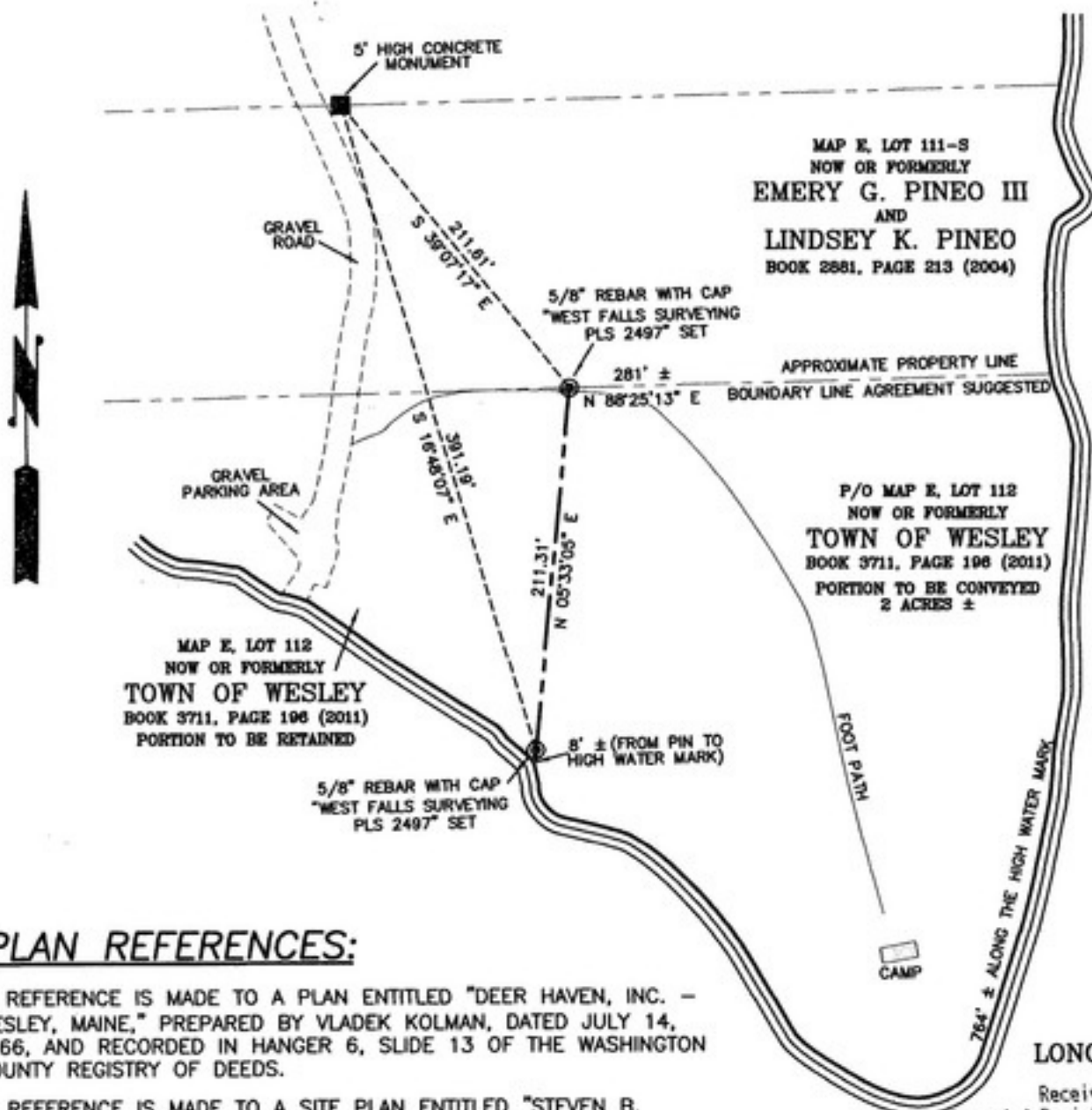
All bearings refer to the Magnetic Meridian of 2015 as observed by West Falls Surveying.

*Town of Wesley is including a 20 Foot right of way along the Northerly Boundry Line of said property.

Steven B. Nichols is responsible for accurately locating said boundary.

NOTES:

1. SOURCE DEED:
JAMES W. GRAY, AGNES G. DIFFIN, L. AUSTIN GRAY, MAXINE G. ROBBINS, PRUDENCE B. GRAY TO THE INHABITANTS OF THE TOWN OF WESLEY, DATED JANUARY 8, 2011, AND RECORDED IN BOOK 3711, PAGE 196 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
2. THIS SKETCH IS ORIENTED TO MAGNETIC NORTH OF 2015 AS OBSERVED BY WEST FALLS SURVEYING.
3. ALL BOOK AND PAGE NUMBERS REFER TO THE WASHINGTON COUNTY REGISTRY OF DEEDS.



PLAN REFERENCES:

1. REFERENCE IS MADE TO A PLAN ENTITLED "DEER HAVEN, INC. - WESLEY, MAINE," PREPARED BY VLADEK KOLMAN, DATED JULY 14, 1966, AND RECORDED IN HANGER 6, SLIDE 13 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
2. REFERENCE IS MADE TO A SITE PLAN ENTITLED "STEVEN B. NICHOLS - DEER HAVEN, WESLEY, WASHINGTON COUNTY, MAINE," PREPARED BY CES, INC., DATED SEPTEMBER 26, 2006, AND RECORDED IN CABINET 3, DRAWER 21, SHEET 44 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.

PROPERTY SKETCH

PROPERTY OF: INHABITANTS OF THE TOWN OF WESLEY
FOR: INHABITANTS OF THE TOWN OF WESLEY
LOCATION: LOT 112, DEER HAVEN SUBDIVISION
WESLEY, WASHINGTON COUNTY, MAINE

SCALE: 1"=100'
DATE: 09/14/2015
DRAWN BY: PMW
CHECKED BY: AMM
PROJECT NO: 2015-087

P/O BOOK 3711 PAGE 196 WASHINGTON COUNTY REGISTRY OF DEEDS

WEST FALLS SURVEYING

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8 MULHOLLAND LANE
MACHIAS, MAINE 04654
(207) 255-6000
westfallsurveying.com

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Washington County
Sharon D. Strout