



# Country Home on 210 Acres

---

**\$750,000**

34 Stephens Lane  
Plymouth, Maine  
04969

United  
Country  
Real Estate

Lifestyle  
Properties  
of Maine



**Carmen McPhail**  
REALTOR®  
(207) 290-0371  
carmen@lifestylepropertiesme.com

Country home on 210-acre lot in the heart of Plymouth, ME. This 1990 cape style home features 3-bedrooms, 2-full baths, an open kitchen/dining/living area and a large entry/laundry room. The home has a nice sized attached 1-bedroom, 1-bathroom in-law apartment featuring a private entrance that can also be accessed from the main floor bedroom which is currently set up as an office. Additionally, enjoy the convenience of an attached 2-car garage with ample storage on the walk-up second floor along with a private heated office/studio space. This all adds up to 2855 square feet of finished living space. The home also features a full basement (under both the home and the apartment addition). The residence features a private well and septic system, with two electric meters and two Oil-fired forced hot air heating systems as well as 2 water heaters (one for the main house and one for the in-law apartment.)



**SCAN THE  
QR CODE  
TO VIEW  
THE FULL  
PROPERTY  
DETAILS &  
VIDEO!**

[www.lifestylepropertiesofmaine.com](http://www.lifestylepropertiesofmaine.com)

## Local Contacts

### Police

Penobscot County Sheriff  
(207) 947-4585

### Fire

Plymouth Fire & Rescue  
911

### Town Office

2204 Moosehead Trail  
(207) 257-4646

### Tax Assessor

Garnett Robinson  
<https://www.maineassessment.com/>

### Code Enforcement

Randy Hall  
(207) 234-4006

### School District

RSU #19  
(207) 268-5091



## Proximity

### Shopping

Newport, 4± miles

### City

Bangor, 28± miles

### Airport

Bangor International, 28± miles

### Interstate

Exit #159, 1.5± miles

### Hospital

Sebasticook Valley, 10± miles

### Boston, MA

216± miles (3± hours)

The home is surrounded by many flower gardens and has a large vegetable garden area as well as some fruit trees and bushes. It sits well back from the road behind a field and a privacy tree line and is on a private gravel road which is included in the purchase. The driveway is also gravel but the owner has placed a paved parking area leading to the garage to minimize gravel and mess in the garage and home.

This exceptional parcel of Maine land offers 210± acres of diverse and picturesque terrain. Approximately 13 acres are cleared fields, while the remaining acreage is forested land. A recent timber harvest has left a well-distributed stand of hardwoods and softwoods, showcasing a healthy and sustainable forest ecosystem.

According to NRCS soil mapping, over 60% of the property consists of variations of Colonel-Peru-Brayton complex soils, which are ideal for tree growth. Common species thriving here include red maple, sugar maple, eastern white pine, paper birch, yellow birch, red spruce, and balsam fir. If cleared of trees and rocks, this soil will support pasture and some cultivation on areas of moderate slopes. The existing field areas, reported to be Danforth channery silt loam soils, are ready for pasture and/or your cultivated crops.





The land gently slopes from an elevation of 180 to 310 feet above sea level, with three ravines that aid in drainage and provide seasonal water sources for wildlife. The property boasts 2,900± feet of frontage on the East Branch of the Sebasticook River, a significant tributary of the Kennebec River. This river flows for approximately 50 miles, originating in Dexter and reaching its confluence with the Kennebec in Winslow. Its 606,000± acre watershed is a critical flyway for waterfowl in the northeast.



This versatile land is perfect for various uses. The well-managed timber continues to thrive, while the cleared areas offer excellent potential for organic farming. Hunters and nature enthusiasts will find this property ideal for whitetail deer, ruffed grouse, wild turkey, and waterfowl hunting, as well as bird watching and observing a myriad of woodland creatures.

This remarkable parcel of Maine land combines natural beauty with practical utility, making it a rare find for those seeking a rural and productive retreat.

Experience the allure of 34 Stephens Way, Plymouth—your dream property awaits!

## Property Specifics

### Trash Removal

Bolster's Rubbish - at Ridge Road

### Electric Company

Central Maine Power

### Heating Company

Dead River

### Water/Sewer

Private

### Internet Provider/Speed

GoNetSpeed | Starlink







## Land Use

**Tree Growth Status**

Yes

**Forester Name**

Joe Hutton - P&C

**Most Recent Harvest**

Early 2024

**Timber Type**

Mixed

**Forest Mgmt Plan?**

Yes

**Easement**

Yes



# 34 Stephens Lane, Plymouth

## Year Built

1990

## Square Foot

2855

## Bedrooms

Four

## Bathrooms

Three

## Flooring

Carpet | Tile

## Garage

Yes | 2 Spaces

Acres 210± LISTING PRICE \$750,000 Taxes \$4144.32

## Water

Private

## Sewer

Private

## Roof

Shingle

## Heating

Direct Vent Hot Air | Heat Pump

## Cooling

Heat Pump

## View

Scenic | Trees

## Zoning

Rural | Waterfront

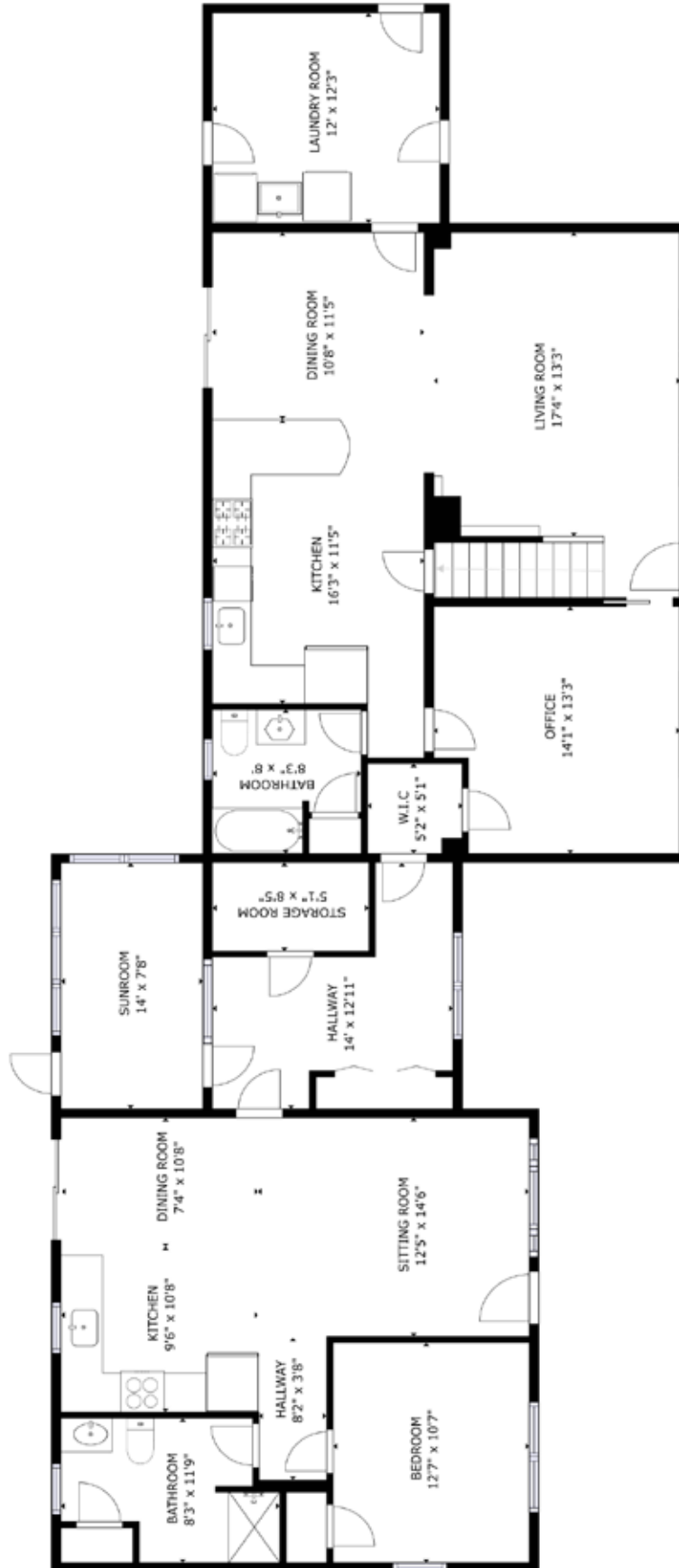
## Road Frontage

Yes | 300'

## Water Frontage

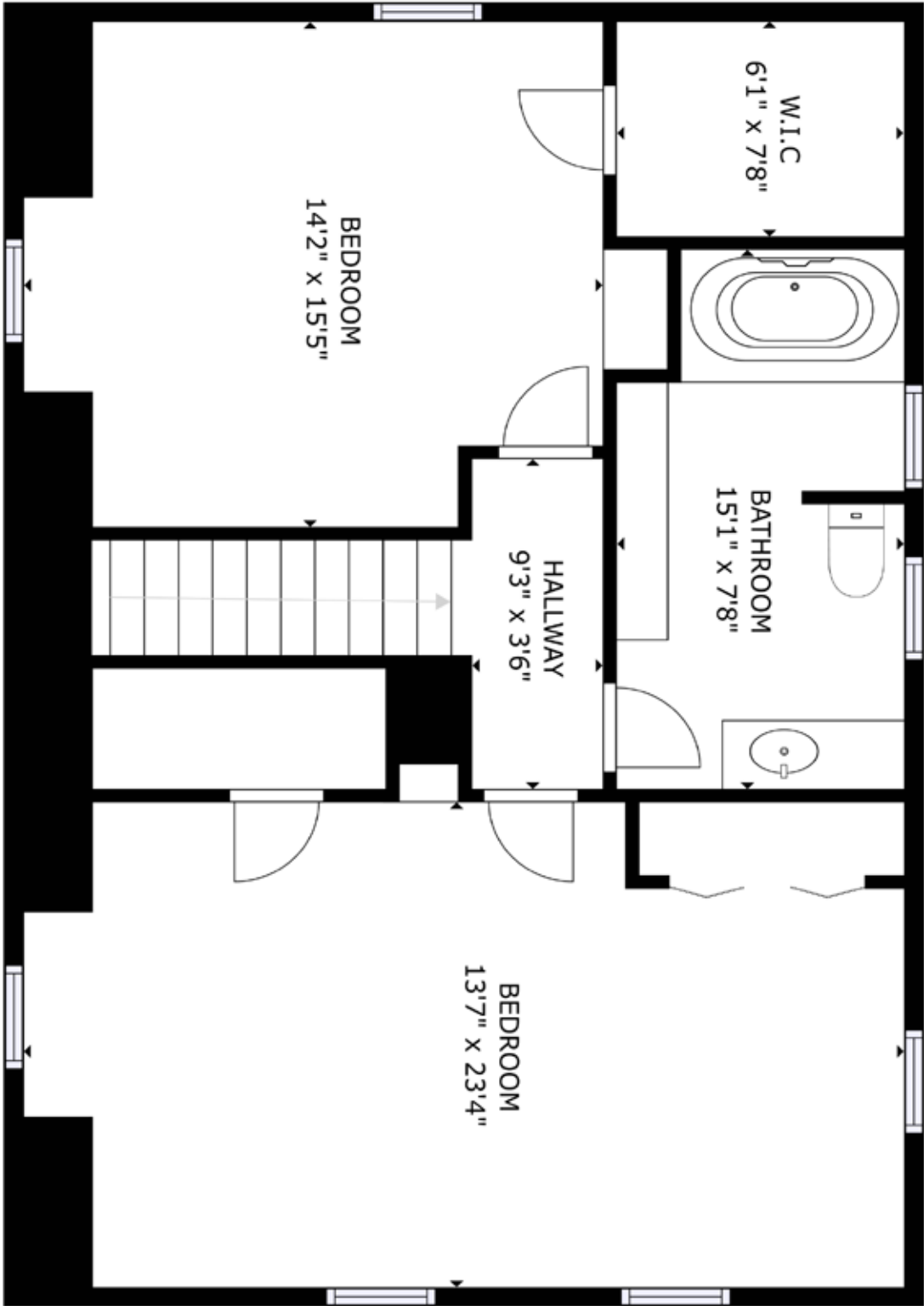
East Branch Sebasticook River





FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1732 sq ft, FLOOR 2: 1991 sq ft, FLOOR 3: 826 sq ft  
 TOTAL: 4549 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

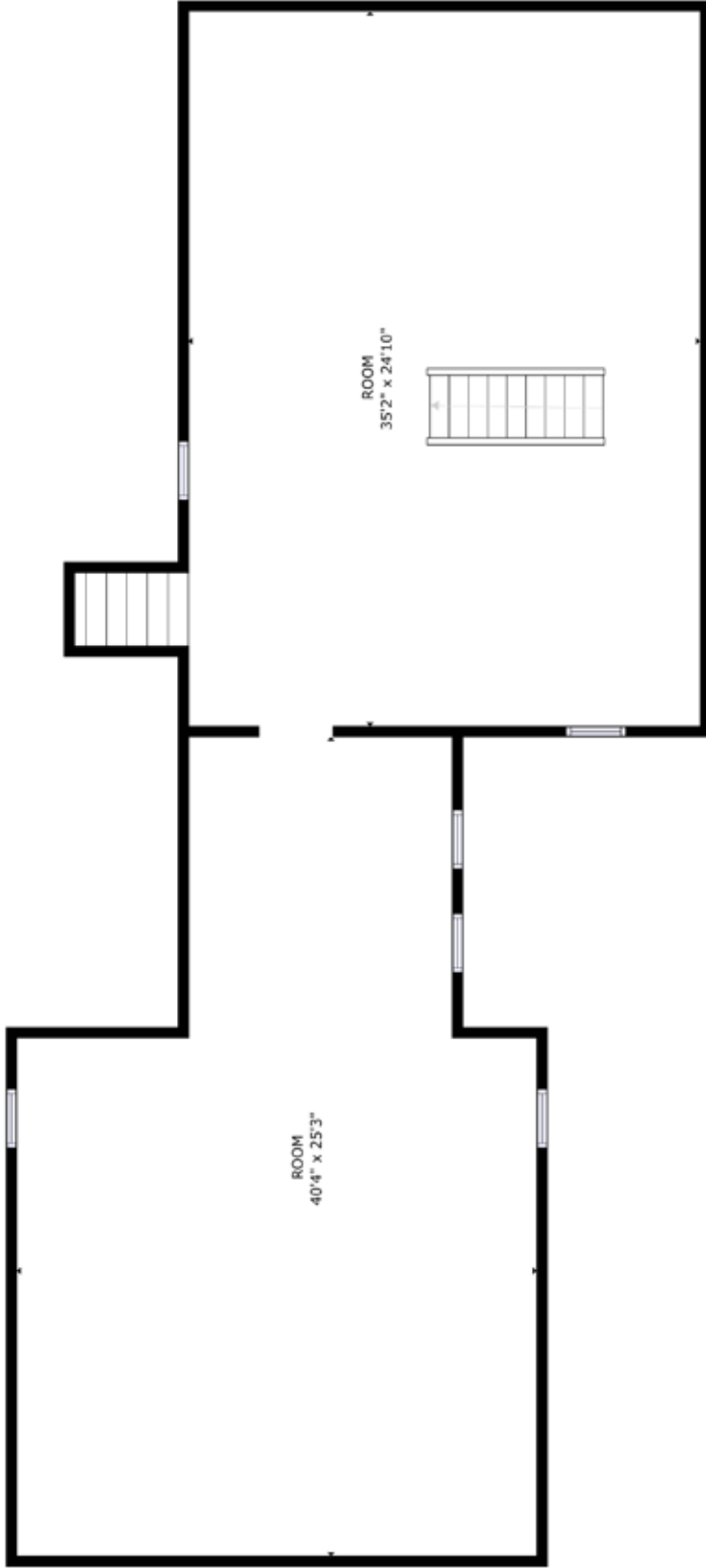


FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1732 sq ft, FLOOR 2: 1991 sq ft, FLOOR 3: 826 sq ft  
 TOTAL: 4549 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





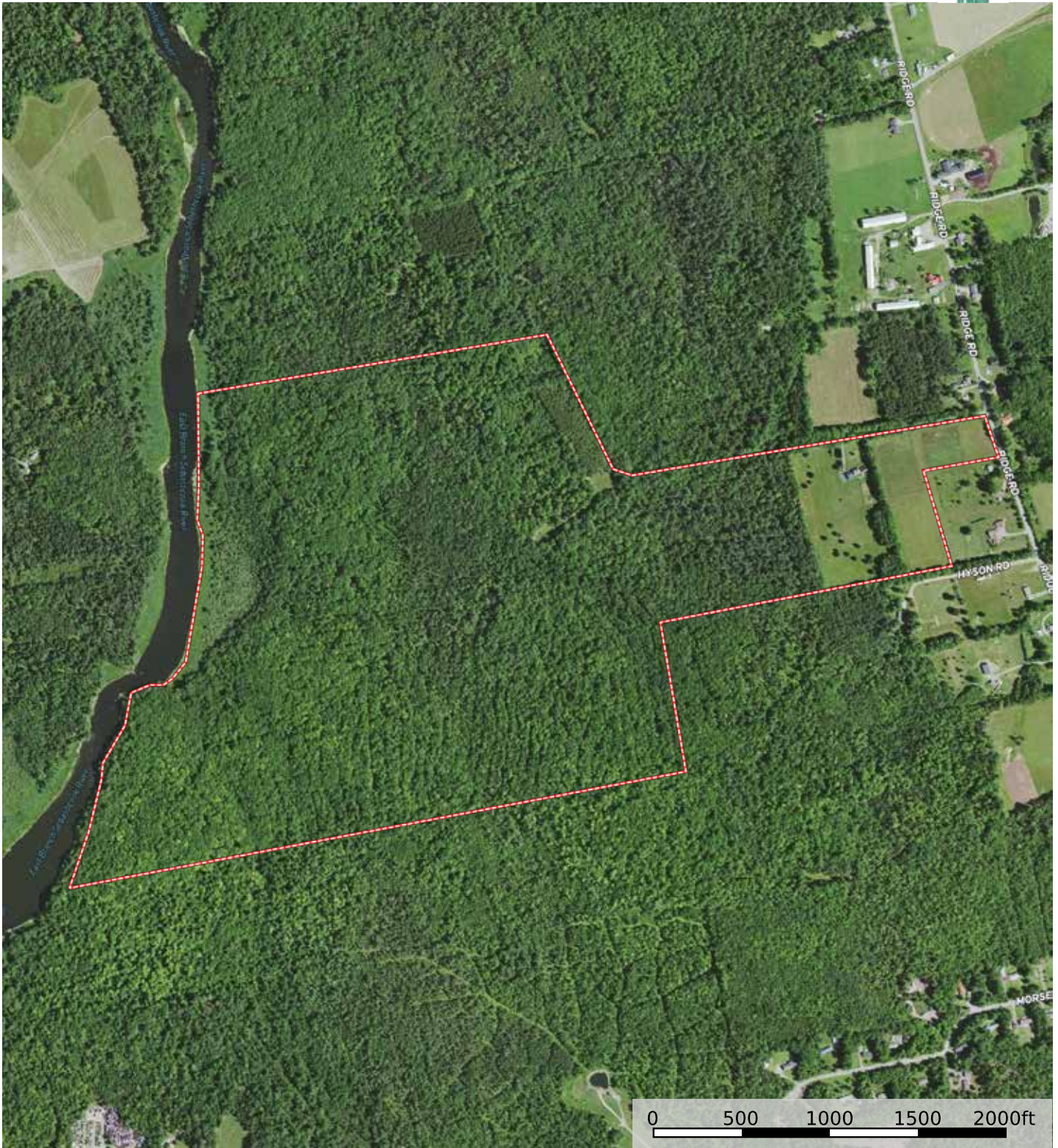



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1732 sq ft, FLOOR 2: 1991 sq ft, FLOOR 3: 828 sq ft  
 TOTAL: 4549 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



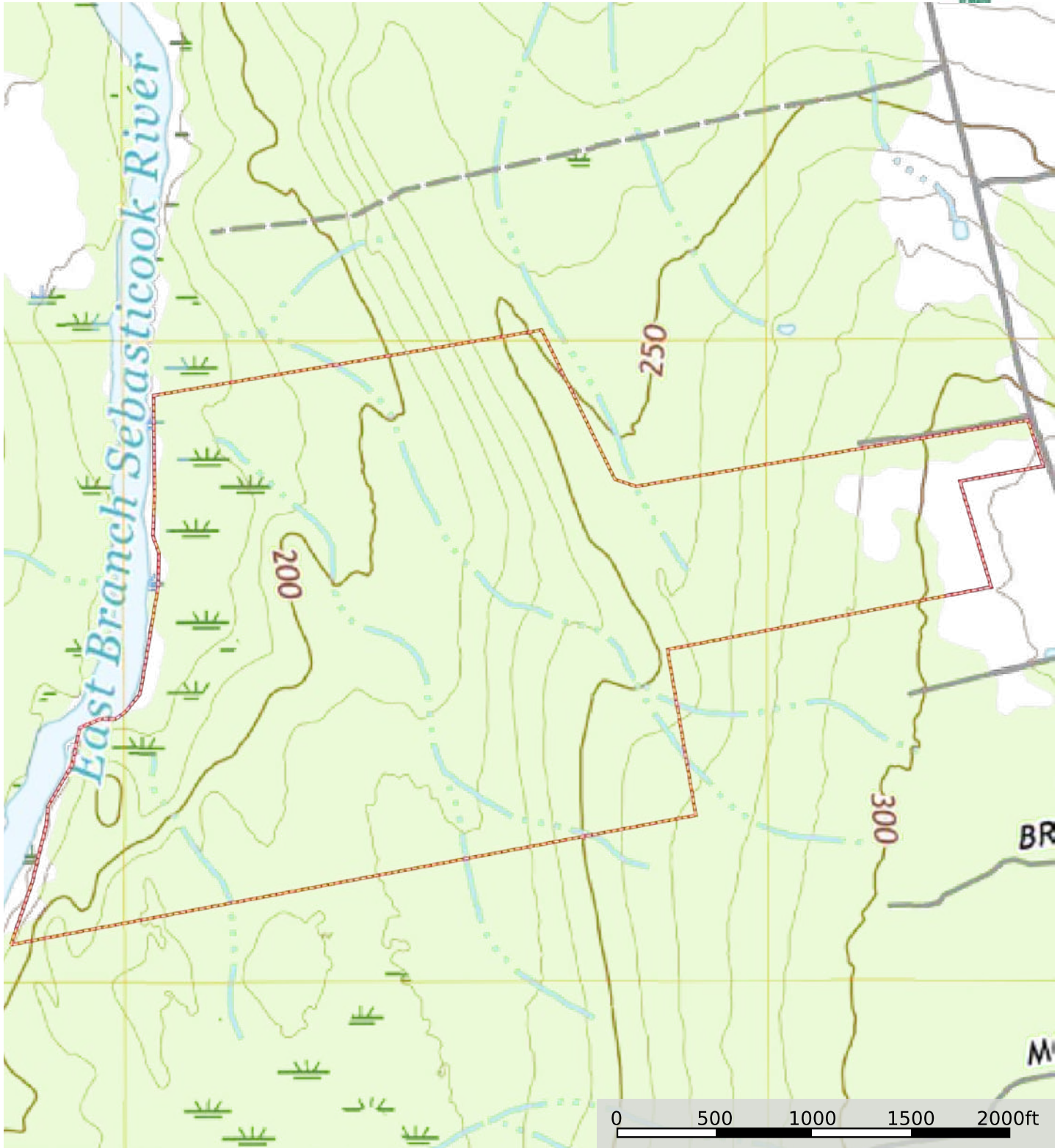
Plymouth - 34 Stephens Lane 199 +/- acres  
Maine, AC +/-




 Boundary



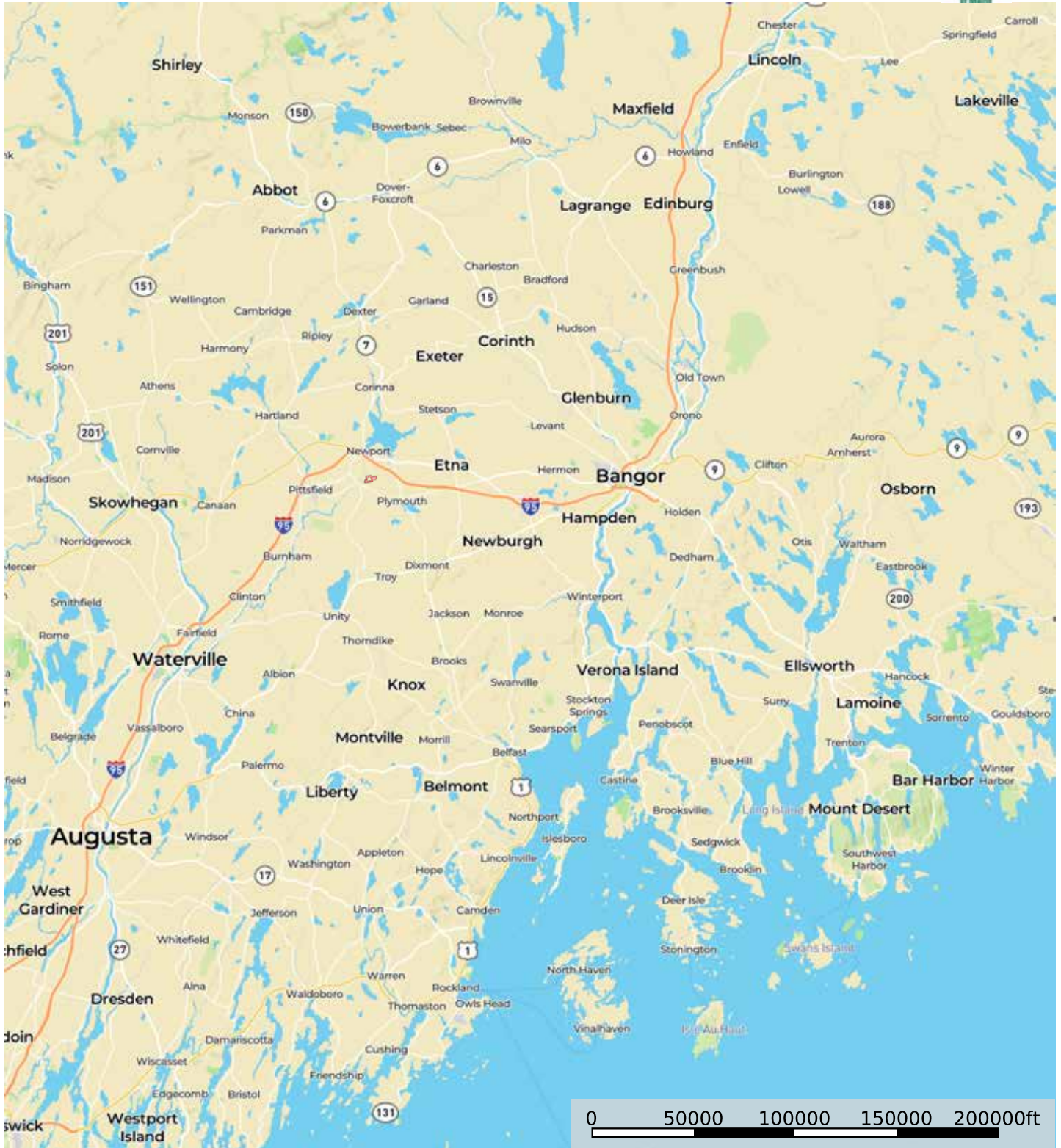
Plymouth - 34 Stephens Lane 199 +/- acres  
Maine, AC +/-



 Boundary



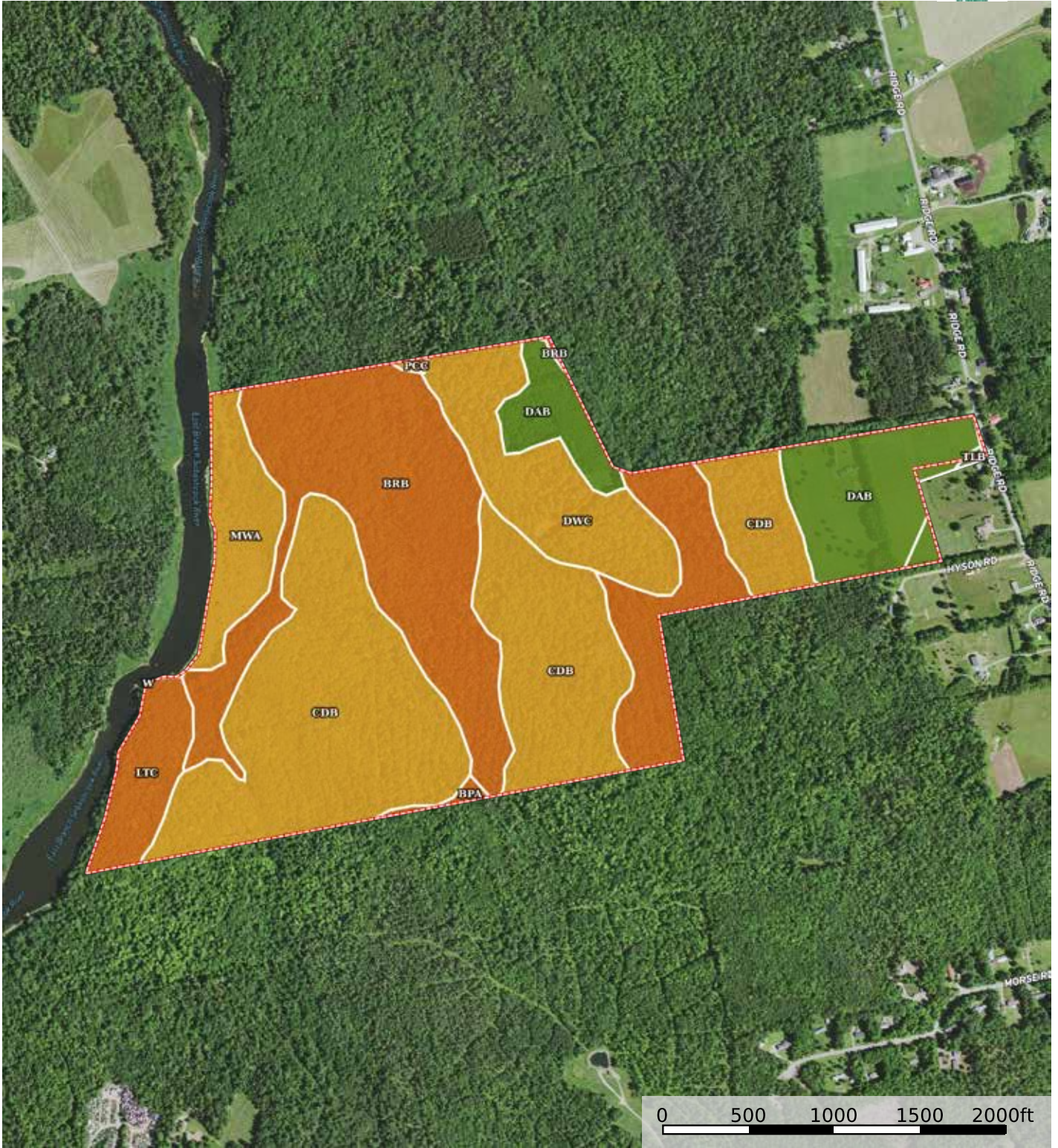
Plymouth - 34 Stephens Lane 199 +/- acres  
Maine, AC +/-



Boundary



Plymouth - 34 Stephens Lane 199 +/- acres  
Maine, AC +/-



Boundary

|  Boundary 197.69 ac

| SOIL CODE | SOIL DESCRIPTION   | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|--|-----------|-------|-----|-------|------|
| CDB       | Colonel-Peru-Brayton complex, 0 to 8 percent slopes, very stony                | 75.26     | 38.07 | 0   | 32    | 6s   |
| BRB       | Brayton-Colonel complex, 0 to 8 percent slopes, very stony                     | 59.64     | 30.17 | 0   | 28    | 7s   |
| DaB       | Danforth channery silt loam, 3 to 8 percent slopes                             | 22.57     | 11.42 | 0   | 47    | 2e   |
| DWC       | Danforth-Winnecook association, 3 to 15 percent slopes, rocky                  | 19.11     | 9.67  | 0   | 30    | 6s   |
| MwA       | Medomak-Wonsqueak-Swanville complex, 0 to 3 percent slopes, frequently flooded | 10.64     | 5.38  | 0   | 55    | 6w   |
| LTC       | Lyman-Tunbridge complex, 3 to 15 percent slopes, rocky                         | 8.6       | 4.35  | 0   | 26    | 7s   |
| TIB       | Tunbridge-Lyman complex, 3 to 8 percent slopes                                 | 0.92      | 0.47  | 0   | 38    | 2e   |
| BPA       | Brayton-Peacham complex, 0 to 3 percent slopes, extremely stony                | 0.66      | 0.33  | 0   | 24    | 7s   |
| PCC       | Peru-Colonel-Tunbridge association, 3 to 15 percent slopes, very stony         | 0.26      | 0.13  | 0   | 34    | 6s   |
| W         | Water  | 0.03      | 0.02  | 0   | -     | -    |
| TOTALS    |  | 197.69(*) | 100%  | -   | 33.29 | 5.87 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





### 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: 03/25/2024 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? bleached well - 3/13/24 sample showed coliform

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: north of home on east side of driveway

Installed by: unknown

Date of Installation: 1988+/-

USE: Number of persons currently using system: 1

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

Comments: well does not show on state water well database

Source of Section I information: seller

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

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

**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: south of home OR  Unknown

Date installed: 09/17/1988 Date last pumped: Sept 2020 Name of pumping company: Nickersons

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

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: none Name of company servicing tank: n/a

Leach Field: .....  Yes  No  Unknown

If Yes, Location: south of tank

Date of installation of leach field: 09/17/1988 Installed by: Richard MacIntosh

Date of last servicing of leach field: never Company servicing leach field: n/a

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

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

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

If Yes, are they available? .....  Yes  No

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

Comments: shoreland zone on back of property at river only

Source of Section II information: maine.gov septic permit database, seller

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

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

**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 #1                        | FHA #2         | Heat pump                            | direct vent heater                 |
| Age of system(s) or source(s)  | 2004                          | 2004           | 2020                                 | 2004                               |
| TYPE(S) of Fuel  | oil                           | oil            | electric                             | propane                            |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 762 average                   | included in #1 | not metered separately               | 30+/- gallons occassional use only |
| Name of company that services system(s) or source(s)                           | Dead River                    | Dead River     |                                      | Dead River                         |
| Date of most recent service call   | 6/7/2023                      | 6/7/2023       | 05/31/2024                           |                                    |
| Malfunctions per system(s) or source(s) within past 2 years                    | none                          | none           |                                      | none                               |
| Other pertinent information  | heats the main part of the ho | heats the ADU  | services main house only first floor | services bonus space above garage  |

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

Comments: **the propane heater is direct vent and is only used occassionally in office above garage**  
 Source of Section III information: **seller, personal observation, Dead River**

**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 7 Seller Initials \_\_\_\_\_



~~What materials are, or were, stored in the tank(s)? n/a~~

~~Have you experienced any problems such as leakage: .....  Yes  No  Unknown~~

Comments: **none known**

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: **none** .....  Yes  No  Unknown

Comments: **none known**

Source of information: **seller**

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

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

Are test results available? .....  Yes  No

Results/Comments: n/a

Source of information: **seller**

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

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

Are test results available? .....  Yes  No

Results/Comments: n/a

Source of information: **n/a**

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

Comments: **none**

Source of information: **seller**

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

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

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

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

If Yes, describe location and basis for determination: **n/a**

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

If Yes, describe: **n/a**

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

Comments: **home built after 1978**

Source of information: **seller, public record**

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: **none known**

Source of information: **public record, seller**

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

**SECTION V — GENERAL INFORMATION**

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: **restrictive covenant**

Source of information: **deed Bk 17043 Pg 70**

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? **Home Owner**

Road Association Name (if known): **none**

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: 199 ac in tree growth, homestead & veterans exemption

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown  
Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown  
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

Year Principal Structure Built: 1990

What year did Seller acquire property? 1988

Roof: Year Shingles/Other Installed: south side in 2020, north side of landry/entry in 2024

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: none - french drain around addition

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

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

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

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: separate entrances and meters for main home and ADU

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none known

Comments: none

Source of Section V information: seller

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

Page 6 of 7

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



**SECTION VI — ADDITIONAL INFORMATION**

ADU has its own FHA furnace, water heater (30 gallon), electrical entrance.

Property has a hookup and manual switch for generator (generator not included in sale)

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

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

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

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

\_\_\_\_\_  
SELLER DATE  
**Diane Luther**

\_\_\_\_\_  
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



WARRANTY DEED

(Maine Short Form)

KNOW ALL MEN BY THESE PRESENTS, that I, **DIANE M. LUTHER AND TERRENCE JAMES LEDWIDGE**, of Plymouth, County of Penobscot and State of Maine, for consideration paid, GRANTS to **DIANE M. LUTHER**, of Plymouth, County of Penobscot and State of Maine, whose mailing address is PO Box 533, Newport, Maine 04953, with WARRANTY COVENANTS, the land in Plymouth, together with any buildings situated thereon, County of Penobscot and State of Maine, being bounded and described as follows, to wit:

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE

Also conveying herewith all rights, privileges and appurtenances now belonging to the granted estate, as intended by Title 33, M.R.S.A. Sec. 773.

For source of title, reference is made to a deed from Diane M. Luther to Diane M. Luther and Terrence James Ledwidge by deed dated December 21, 2023, and recorded in Book 17043, Page 72 of the Penobscot County Registry of Deeds.

WITNESS my hand and seal this 2<sup>nd</sup> of April, 2024.

Signed, Sealed and Delivered in the presence of:

\_\_\_\_\_  
Witness

*Diane M. Luther*  
Diane M. Luther

\_\_\_\_\_  
Witness

*Terrence James Ledwidge*  
Terrence James Ledwidge

STATE OF MAINE  
County of Penobscot

April 2, 2024

This personally appeared the above-named Diane M. Luther and acknowledged the foregoing instrument to be her free act.



Before me,

*[Signature]*  
Notary Public/Attorney at Law  
*Kenneth W. Endorf*  
Bar No 8016

Exhibit A

Beginning at the westerly sideline of the Ridge Road one hundred one and forty-seven hundredths (101.47) feet southerly of an iron pin in the center of a rock wall marking the southeast corner of land described in a warranty Deed from Carlisle Stackpole to Joseph Jennings et ux dated September 22, 1978 and recorded in the Penobscot County Registry of Deeds at Book 2912, Page 270, as measured along said Ridge Road, said point of beginning also being the southeast corner of land of Stephen Luther as recorded in the Penobscot County Registry of Deeds at Book 4291, Page 336; thence N 82° 57' 24" W by and along said Luther six hundred ninety and ninety-three hundredths (690.93) feet to a stone wall on said Luther lot; then S 1° 29' 06" W by and along said stone wall and Luther land seven hundred eighty-three and fifty-six hundredths (783.56) feet to another stone wall marking the northerly boundary of land now or formerly of Byron and Beverly Cochran as recorded in the Penobscot County Registry of Deeds at Book 2115, Page 716 and Volume 2115, page 724; then; 85° 28' 34" E by and along said second stone wall and land of said Cochran three hundred two and forty-three hundredths (302.43) feet to a #5 rebar, then N 2° 43' 54" W five hundred seventeen and thirty-two hundredths (517.32) feet to a #5 rebar, then N 87° 16' 06" E four hundred thirty-six (436.0) feet to a #5 rebar set in the west line of said Ridge Road; then N 1° 57' 27" W by and along said Ridge Road one hundred eighty-five and two hundredths (185.02) feet to the point of beginning, containing seven and twelve hundredths (7.12) acres.

Maine Real Estate  
Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine



WARRANTY DEED  
(Maine Short Form)

KNOW ALL MEN BY THESE PRESENTS, that I, **DIANE M. LUTHER AND TERRENCE JAMES LEDWIDGE**, of Plymouth, County of Penobscot and State of Maine, for consideration paid, GRANTS to **DIANE M. LUTHER**, of Plymouth, County of Penobscot and State of Maine, whose mailing address is PO Box 533, Newport, Maine 04953, with WARRANTY COVENANTS, the land in Plymouth, together with any buildings situated thereon, County of Penobscot and State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land situated in the Town of Plymouth, Penobscot County, Maine, bounded and described as follows, to wit:

Beginning at the northeast corner of land formerly owned by O.L. Thorne on the road leading from Newport Village to Plymouth, known as the North Ridge Road; thence westerly and southerly by land of said Thorne to land of William Carter; thence westerly by land of said Carter to the Sebasticook River; thence northerly by said Sebasticook River to land formerly of James A. Hicks, now or formerly owned by Fred E. And Meda M. Potter; thence easterly, southerly and easterly by said Porters' land to the said North Ridge Road; thence southerly by said road to the place of beginning; containing two hundred and twenty-five (225) acres, more or less.

Excepting and reserving from the terms of this conveyance so much of the above-described real estate (12.6 acres, more or less) conveyed by Janet E. LeBlanc to Mark L. Hutchinson and Jane O. Hutchinson by Warranty Deed dated July 14, 1987, and recorded in Book 4062, Page 157 of the Penobscot County Registry of Deeds; also Excepting and Reserving any out-conveyances of record in the Penobscot County Registry of Deeds.

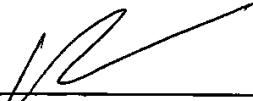
And subject to a covenant running with the land in favor of said Mark L. Hutchinson et ux, their heirs and assigns contained in the above-described instrument dated July 14, 1987 and recorded in Book 4062, Page 157 of said Registry which restricts the construction of structures upon a strip of land 100 feet in width lying next northerly to the Hutchinson property, and easterly of the remainder of the premises conveyed herein.

Also conveying herewith all rights, privileges and appurtenances now belonging to the granted estate, as intended by Title 33, M.R.S.A. Sec. 773.

For source of title, reference is made to a deed from Diane M. Luther to Diane M. Luther and Terrence James Ledwidge by deed dated December 21, 2023, and recorded in Book 17043, Page 70 of the Penobscot County Registry of Deeds.

WITNESS my hand and seal this <sup>MARCH</sup> 28 of April, 2024.

Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_

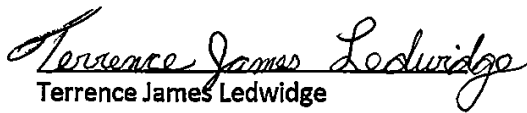
Witness

  
\_\_\_\_\_

Diane M. Luther

\_\_\_\_\_

Witness

  
\_\_\_\_\_

Terrence James Ledwidge

STATE OF MAINE  
County of Penobscot

<sup>MARCH</sup>  
April 28, 2024

This personally appeared the above-named Diane M. Luther and acknowledged the foregoing instrument to be her free act.



Before me,

  
\_\_\_\_\_

Notary Public/Attorney at Law

Kenneth W. Fordell, Esq.  
Bar No. 8016

Maine Real Estate  
Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine



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 United Country Lifestyle Properties of Maine  
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.